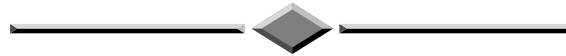


A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

MONDAY, October 5, 2009

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, September 21, 2009

(2) **UNFINISHED BUSINESS**

1. Legislative and Administrative Services Manager and Parkland Community Planning Services - *Re: Land Use Bylaw Amendment 3357/F-2009 - Dynamic Signage and Show Home Open House*
(Consideration of 1st Reading of the Bylaw)

..1

(3) **PUBLIC HEARINGS**

1. Parkland Community Planning Services and Legislative and Administrative Services Manager – *Re: Land Use Bylaw Amendment 3357/EE-2009 - Proposed Development of Garden Heights – Phase 1 Neighbourhood* ..23
(Consideration of Second and Third Readings)
2. Parkland Community Planning Services and Legislative and Administrative Services Manager – *Re: Land Use Bylaw Amendment 3357/GG-2009 - Proposed Development of Phase 4 of the Sunnybrook South Neighbourhood.* ..26
(Consideration of Second and Third Readings)

(4) **REPORTS**

1. Tax Collector – *Re: 2009 Tax Sale* ..29
2. Tax Collector – *Re: Karen and Gary Moon – Property Tax Penalty Roll #1040960* ..33
3. Land Services Specialist and Land & Economic Development Manager – *Re: Clarifying Closure of Portions of Roads Along Gaetz Avenue & 32nd Street / Road Closure Bylaw 3437/2009* ..37
(Consideration of 3 Readings of the Bylaw)
4. Greater Downtown Coordinator – *Re: C1 Public Realm Implementation* ..41
5. Fire Chief/Emergency Services Manager – *Re: Provincial EMS Dispatch Funding* ..43
6. Program Coordinator – Housing and Social Planning Manager, *Re: Community Plan to End Homelessness in Red Deer* ..46

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3357/F-2009** - Land Use Bylaw Amendment - Dynamic Signage and Show Home Open House. ..49
(1st Reading) ..1
2. **3357/EE-2009** - Land Use Bylaw Amendment - Proposed Development of Phase 1 of the Garden Heights Neighbourhood. ..53
(2nd & 3rd Readings) ..23
3. **3357/GG-2009** - Land Use Bylaw Amendment - Proposed Development of Phase 4 of the Sunnybrook South Neighbourhood. ..55
(2nd & 3rd Readings) ..26
4. **3437/2009** - Road Closure Bylaw - Clarifying Closure of Portions of Roads Along Gaetz Avenue & 32nd Street. ..57
(3 Readings) ..37

(10) **COMMITTEE OF THE WHOLE**

1. Director of Community Services & Director of Development Services – Re: Land and Legal Issues

That the Recommendations, Report and Attachments remain confidential following the in-camera session pursuant to Sections 23 (1) (b), 24 (1) (a), (g) and 25 (1) (b) of the *Freedom of Information and Protection of Privacy Act*.

Unfinished Business Item No. 1



DATE: September 25, 2009

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/F-2009
Dynamic Signage and Show Home Open House

History:

At the Monday August 24, 2009 Council Meeting Land Use Bylaw Amendment 3357/F-2009 was tabled for four weeks to the Monday, September 21, 2009 Council Meeting. Land Use Bylaw Amendment 3357/F-2009 was not advertised.

At the Monday, September 21, 2009 Council Meeting, administration requested that this report be delayed for an additional two weeks. Consideration of Land Use Bylaw Amendment 3357/F-2009 was tabled to the Monday, October 5, 2009 Council Meeting.

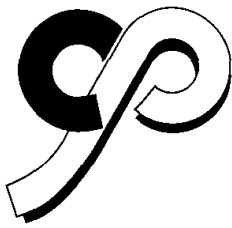
Recommendation:

That Council consider

- 1) Passing a resolution lifting from the table consideration of Land Use Bylaw amendment 3357/F-2009 and;
- 2) First reading of Land Use Bylaw Amendment 3357/F-2009.

A handwritten signature in cursive script that reads 'Elaine Vincent'.

Elaine Vincent
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

DATE: September 14, 2009
TO: Elaine Vincent, Legislative and Administrative Manager
FROM: Emily Damberger, Planner
RE: Land Use Bylaw Amendment No. 3357/F-2009 Dynamic signage
& Show Home Open House

Background

The proposed bylaw amendment was brought to Council August 24, 2009 for consideration of first reading. The bylaw amendment was tabled to allow administration to make revisions addressing City Councillors' comments and questions.

The original August 12, 2009 Council report addresses two signage issues, one minor Show Home Open House bylaw amendment and a bylaw amendment to address reader board (dynamic signs). The minor Show Home Open House signs land use bylaw amendment is being proposed to clarify the intent of the land use bylaw section dealing with signs that do not require permits. The proposed land use bylaw amendment regarding Dynamic signage is in response to a request by both the Municipal Planning Commission and Red Deer College.

The original August 12, 2009 Council report and bylaw amendment are attached for further reference. The following report will address Council's requests and highlight the proposed changes to the revised bylaw amendment.

City Council's Comments

Following a presentation of the proposed bylaw amendment, regarding dynamic signs (reader board signs), the following issues and land use comments were put forth by City Council members:

1. Clarification of the Dynamic sign proposed definition:

In reviewing the proposed definition of dynamic signs, one Councillor's comment reflected the fact that not only electronic signage would be subject to Dynamic sign regulations, but also any sign that has a component which is in motion.

It is the intent of the proposed definition to include signs that are not only digital but which have other types of moving parts. Administration recommends limiting driver distraction from all signs in motion.

Further, the proposed definition is intended to be flexible in its specific application in order to allow any future technology to be incorporated without having to do a bylaw amendment; current sign technology with this definition would include reader board (dynamic) signs, rotating panel signs, and video or animated signage.

2. Desire expressed to not allow Dynamic signs to be visible from Queen Elizabeth II Highway 2:

Councillors expressed concern over dynamic signs being permitted in land use districts visible from Queen Elizabeth II Highway 2 and concern with regards to driver distraction and aesthetics. To address this concern, Administration is now proposing that dynamic signs not be allowed within the major entry areas as identified in the Land Use Bylaw (Figure 3, see attachment). Billboards are not permitted in the Major Entry Areas, and Administration is proposing that dynamic signs also do not meet the aesthetic intent of Major Entry Areas.

The Municipal Development Plan through Section 12.0 Commercial Development, states an objective to ensure the quality and aesthetics of development along major commercial corridors. This statement supports the City's concern regarding aesthetics of signage through Land Use Bylaw regulations along major entryway ways which do not allow billboards, and state that the design, placement and scale of signs shall be to the satisfaction of the Development Authority.

3. Concern for number of signs per site or lot:

With respect to the proposed August 12 bylaw amendment regulation Councillors expressed concern over a potential situation in which an individual lot owner could place two dynamic signs on their lot while their neighbour, due to the 150 m separation required between dynamics signs, would not be permitted any placement of dynamic signs. To address this concern, Administration has revised the bylaw to allow one sign per lot to improve equity of sign placement among individual lot owners.

Administration is recommending however, Public Service (PS) sites over 17 ha (Red Deer College and the Westerner) be permitted to have two signs due to the large size of their parcels.

4. Concern with dynamic signs being permitted within 75 m of residential districts:

Councillors were concerned with the proximity of restrictions of signs to residential districts, specifically that a 75 m setback from a residential district would exclude many commercial districts. Administration is proposing a revised setback of 30 m. This distance was determined through measuring the distances, on the RedGIS system,

from front yards of commercial districts to the lot line of adjacent residential districts of all commercial areas proposed to permit dynamic signs. A 30 m setback would permit all applicable commercial lots to apply for a dynamic sign. However, Administration is recommending in the revised bylaw that any commercial lot proposing a dynamic sign which is adjacent to a residential district be subject to the 100 m notification process in order to allow residents to view the proposed sign and provide comments for consideration by the Development Authority.

5. Comment on the proposed separation distance of 150 m between dynamic signs:

In response to the comment on the proposed separation distance of 150 m between dynamic signs, Administration continue to support a proposed separation distance as a method of limiting the number of dynamic signs placed within the permitted districts. To illustrate this proposed method, Gaetz Avenue between 32nd Street and 37th Street, provides an example:

- Separation distance between dynamic signs 100 m = 14 dynamic signs permitted in this 5 block area
- Separation distance between dynamic signs 150 m = 10 dynamic signs
- Separation distance between dynamic signs 200 m = 8 dynamic signs
- No separation distance and no limitation in 5 block area = 28 dynamic signs

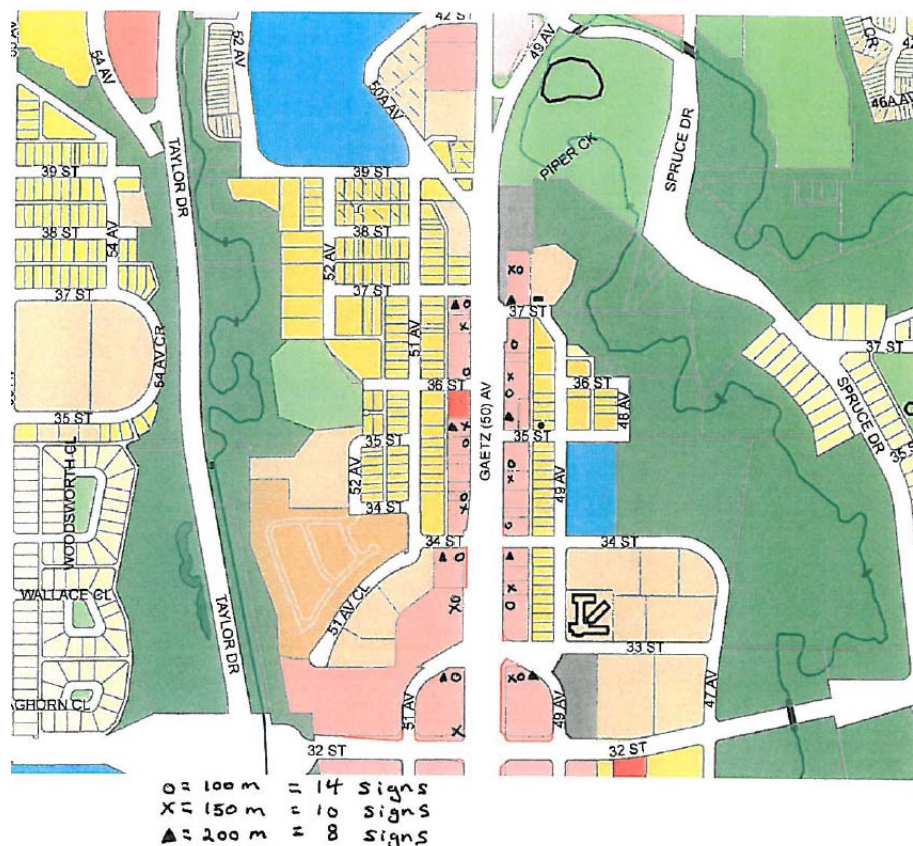


Figure 1: 5 block Gaetz Ave example of sign separation

Administration continues to propose a separation distance of 150 m between dynamic signs as a method of limiting the amount of dynamic signage. By limiting the amount of dynamic signage Administration wishes to create a reasonable balance between the commercial desire for dynamic advertising and dynamic signage impact on driver distraction and visual aesthetics.

Planning Analysis

Reader Board (dynamic) signs exist in various forms and designs throughout the City of Red Deer. By design, their intent is to attract attention of drivers, passengers, pedestrians and people passing by. Existing regulations in the Land Use Bylaw identify driver safety issues such as flashing lights, readograms, and location of signs. Engineering Services has deemed certain elements (flashing, size, location) of signs to be hazardous to public safety and therefore these elements are addressed and regulated in the Land Use Bylaw.

All existing dynamic signs that do not meet the proposed Land Use Bylaw amendments will become legal non-conforming signs and will be permitted to continue in their current state. However, if a new sign is proposed it will need to meet all requirements of the Land Use Bylaw.

Members of the sign industry have been consulted regarding the proposed amendment and no concerns have been received to date regarding the proposed bylaw amendment.

This report provides additional rational for the proposed regulations and the revised bylaw reflects the comments voiced by City Council.

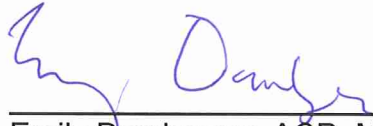
The intent of the proposed bylaw amendment is to reflect a balance of public safety concerns, aesthetic controls and commercial advertising rights through clarification of definitions, regulation of size, type, location and display of reader board (dynamic) signs.

Municipal Planning Commission

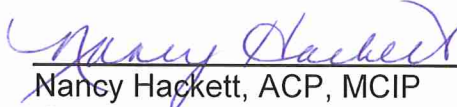
The proposed bylaw amendment was considered by the Municipal Planning Commission on August 10, 2009. The Municipal Planning Commission recommended support of the proposed bylaw amendment to City Council.

Recommendation

That Council of the City of Red Deer proceed with first reading of Land Use Bylaw 3357/F-2009.



Emily Damberger, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
City Planning Manager

cc: Paul Meyette
Frank Colosimo
Colleen Jensen
Don Simpson

City of Red Deer Land Use Bylaw 3357/2006

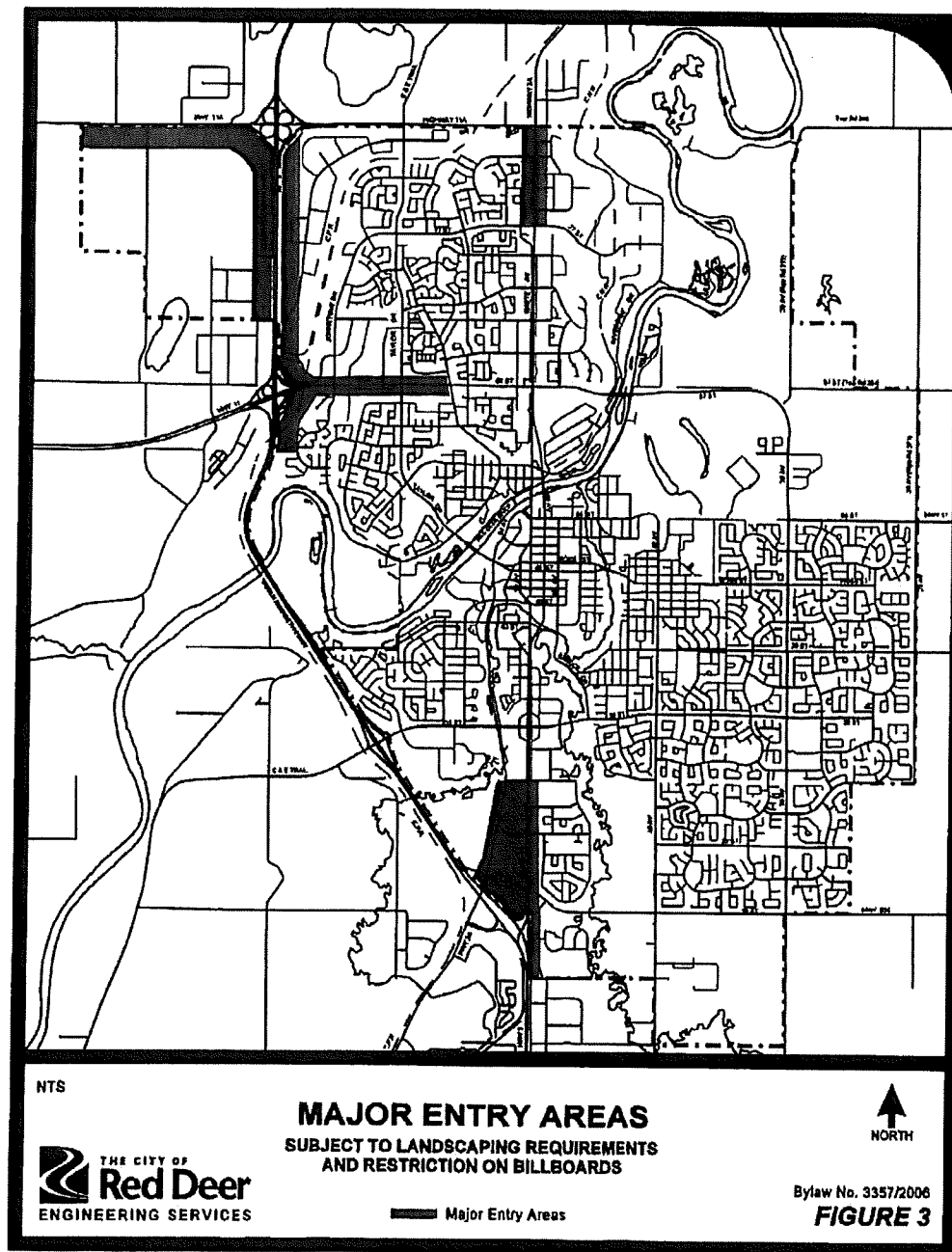
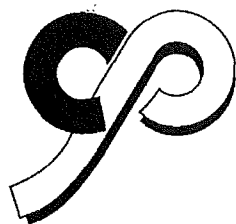


Figure 3-Major Entry Areas



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to
the Monday, August 24,
2009 Council Agenda

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
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DATE: August 12, 2009
TO: Elaine Vincent, Legislative and Administrative Manager
FROM: Emily Damberger, Planner
RE: Land Use Bylaw Amendment No. 3357/F-2009 Dynamic signage & Show Home Open House

The following report addresses two signage issues, one minor Show Home Open House amendment and an amendment to address reader board (dynamic signs).

1. Show Home Open House Signage

A small amendment to the sign section of the land use bylaw dealing with signs that do not require permits is being proposed to clarify the intent of the bylaw. Currently the bylaw reads:

"Open House signs may be placed on boulevards adjacent to residential districts where the sale is taking place for a 24 hour period prior to the open house and 24 hours following the open house;"

The intent is that open house signs to be put up and taken down on the same day as the open house event and not left out continuously for numerous days in a row.

In the case of signs for Show Home, which are a form of advertising for an "open house", the proposed bylaw amendment recognizes that these types of the open houses typically run for a period longer than two days. City administration recommends the bylaw amendment clarify the intent for both open house and show home signage to be removed daily when the "open house" or show home hours of operation have ceased:

"Open House or Show Home signs may be placed on boulevards in or adjacent to residential districts where the sale is taking place, for a period of up to two hours before and after the period of time when the Open House or Show Home is open;"

2. Dynamic signage - Background

A report regarding dynamic signage and a land use bylaw amendment request from Red Deer College was brought forward to the Municipal Planning Commission (MPC) at their meeting of July 28, 2008. The report was tabled pending review of additional information and a meeting between Red Deer College, the Westerner and City Administration. The additional information regarding dynamic sign research was provided to MPC members on August 11, 2008 for review and is again attached for reference. The Westerner, Red Deer College and City administration all support the proposed Bylaw Amendment.

Municipal Planning Commission Research Request

The Municipal Planning Commission requested Administration to draft amendments to the Land Use Bylaw that would consider:

- (a) Reader Board (dynamic) signs as discretionary uses in Commercial Land Use Districts;
- (b) Reader Board (dynamic) signs in Public Service Districts (over 17 ha) would continue to be a permitted use, as intended from a previous Land Use Bylaw amendment;
- (c) Reader Board (dynamic) signs in the past interpreted by administration as a part of a Free Standing sign in all districts.

Red Deer College Request

Red Deer College has submitted a request to amend the Land Use Bylaw to allow their existing reader board (dynamic) sign to contain sponsorship signage including phone numbers, website addresses and tag lines (corporate sayings for example COKE – “just for the taste of it”). Currently the Land Use Bylaw only permits the name and logo of the sponsor to appear on sponsorship signage and sponsorship signage is only permitted on the static (non-reader board) portion of the Red Deer College sign.

Current Reader Board Sign Definition and Regulations within the Land Use Bylaw

The Land Use Bylaw defines the following terms as:

Reader Board - a sign which provides for a changeable message through the uses of an electronically displayed message or other similar means and which forms an integral part of the sign which advertises events related to the principal building and may be used for sponsor recognition.

Sponsor – means a corporation or organization that enters into an agreement to pay money to a property owner in exchange for public recognition of the sponsor's contribution, including the right to advertise the name of the sponsor on signage on the property.

Sponsor Recognition – means the identification, by name and/or logo, of an individual or organization.

Third Party Advertising - means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

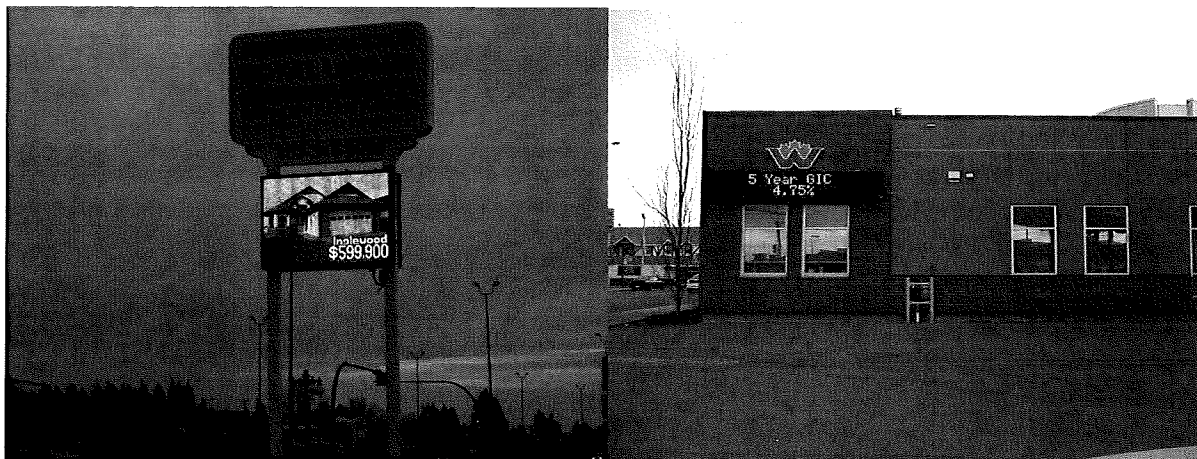
Currently within the land use bylaw Public Service PS sites over 17 hectares, reader board (dynamic) signs may form a portion (up to 25%) of a freestanding sign. Though development in the PS District (over 17 hectares) is the only district that specifically allows reader board (dynamic) signs, Administration has interpreted, due to the definition of reader board (dynamic) signs not being specific to the PS District, that reader board (dynamic) signs are considered a portion of general signage regulations applicable in all districts. As a result, reader board (dynamic signs) appear in several commercial districts.

Third party advertising is not currently permitted on reader board (dynamic) signs, however the Westerner has been permitted to have third party advertising due to grandfathering conditions of an existing permit. The Westerner and Red Deer College are both zoned PS and are over 17 hectares in size.

Existing Reader Board (Dynamic) Signs

Reader board (dynamic) signs currently known to exist within the City are listed as follows:

BUSINESS	DISTRICT	ADDRESS
1. AEI	C1	4802-51 Avenue
2. Bower Mall	C2A	4900 Molly Banister Drive
3. Canadian Western Bank	C1	4822-51 Avenue
4. Deer Park Alliance Church	PS	2960-39 Street
5. Millennium Centre	C1	4909-49 Street
6. Red Deer College	PS(>17 ha)	100 College Boulevard
7. Royal LePage	C1	101-4406-50 Avenue
8. Westerner Park	PS (>17ha)	4847 A-19 Street
9. Capri Centre	C4	3310-50 Avenue (Proposed Sign)
10. North Hill Inn	C4	7150 50 Avenue
11. Morgex Insurance	C1	103-4610 49 Avenue
12. Doctor Eye Care Centre	C1	4402 49 Avenue
13. Kennex Agencies	C1	4320 – 50 Avenue
14. AMA Building	DC (1)	2965 Bremner Avenue



Royal LePage, C1 District 50 Ave

Canadian Western Bank, C1 District 51 Ave

Administrative Review

Video footage of all existing dynamic signs was reviewed by Engineering Services, Inspections and Licensing and Planning staff in order to determine if existing signs were in compliance with the following sign safety regulations from the Land Use Bylaw:

Safety Provisions

No person shall:

- (b) erect, construct or maintain a sign or a display structure so as to create a hazard for pedestrian or vehicular traffic by blocking sight lines between pedestrian and vehicular traffic or distracting a driver or pedestrian, as determined by the Engineering Services Manager;
- (c) erect, construct or maintain any sign which makes use of the words, "STOP", "LOOK", and "DANGER" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

Illumination Provisions

- (b) no person shall place flashing signs, revolving beacons, readograms, stationary lights or coloured signs at locations which may, in the opinion of the Engineering Services Manager, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the City.

Administration concluded that existing reader board signs (dynamic signs) comply with the safety and illumination provisions of the land use bylaw. All existing signs that do not meet the proposed land use bylaw amendments will become legal non-conforming signs. This means they will be permitted to continue with the use of their sign in their

current state. However, they cannot enlarge, replace or redevelopment their signs without having to comply with the proposed bylaw amendments.

Other Alberta Municipalities

There are a variety of approaches used to regulated dynamic signs throughout Alberta.

The City of Edmonton Land Use Bylaw indicates that animated signs (same as reader board signs) shall be allowed where specified in a Sign Schedule, and shall be located or constructed such that the illumination from light sources does not project onto any surrounding residential premises.

The City of Calgary also call their electronic signs "animated signs". Any sign that moves, distracts or is defined as animated is neither permitted nor discretionary within the city limits. Any animated signs that are in existence were grandfathered.

The City of Lethbridge Land Use Bylaw indicates animated or animation means any method used to call attention to or identify any matter, object, event, or person. The animated signage is not referenced anywhere in their Land Use Bylaw other than in the definitions. The bylaw does not specifically state these types of signs are either permitted or not permitted.

The City of Medicine Hat indicated they have never had an application to date for an animated (reader board) sign. These types of signs are not referenced in their Land Use Bylaw. The bylaw does not specifically state these types of signs as permitted or not permitted signs. They also do not have any in existing within the city limits.

Internal (City Administration) referral responses

City departments were initially asked to provide comments on reader board (dynamic) signs with respect to their safety and aesthetics. Parkland Community Planning Services wanted to be able to address, within a proposed bylaw amendment, any concerns or issues City departments may have with reader board (dynamic) signage.

Issues of concern regarding reader board (dynamic) signage raised by department's public safety and aesthetics.

Public Safety:

- Traffic safety – driver distraction
- Cost of sign regulation – enforcement
- Signs potentially causing restriction of driver site lines
- Hazard in high traffic areas – size, orientation, traffic, proximity to roadway should all be factors to consider
- If reader board (dynamic) signs are permitted, collision rates should not increase

- Reader board (dynamic) signs intentionally compete for driver's attention against traffic signals, traffic signs and other motorists.

Aesthetics:

- Messages on reader board (dynamic) signs should be controlled
- Difficult to legally ban actual message wording contents or styles of reader boards (dynamic) signs
- Overall City wide signage vision is desired – aesthetics of signage
- Would not want reader boards (dynamic signs) to become electronic billboards

These issues were further researched by Planning and Engineering staff with the following findings:

Public Safety:

- Drivers who are subject to detailed information (such as on reader board/dynamic signs) may be temporarily distracted enough to cause a degradation in their driving ability that could lead to a collision.
- The large variety of rotating information projected on reader board (dynamic) signs attracts drivers at a greater distance and holds their attention longer than static (non-moving) signs.
- A correlation between collisions and complexity of the outside driving environment has been found through many studies.
- Collision rates are higher at intersections.

Overall research findings indicate that driver distraction is a significant factor in traffic collisions. As the purpose of a reader board (dynamic) sign is to attract the attention of people in vehicles, including the driver, distractions by reader board (dynamic) signage is highly likely. Professional traffic engineering judgment concludes that driver distraction generally contributes to a reduction in safe driving characteristic.

Members of the sign industry in Red Deer submitted research supporting reader board (dynamic) signs as a safe method of advertising.

Though the research findings are not definitive, and inconclusive arguments can be made either way, in the interest of promoting public safety, Administration suggests that reader board (dynamic) signs be viewed as a form of driver distraction and a public safety issue.

Aesthetics:

The City of Red Deer's Municipal Development Plan (MDP) section 7.0 Urban Design state's a City wide goal being:

To create a physical environment that is attractive, safe, functional, vibrant and a source of community pride, where residents and visitors experience a strong sense of place.

Policy 7.1 of the MDP calls for design guidelines for areas with special characteristics to exercise greater controls. Older areas, the Gaetz Avenue corridor, QE II Highway and major entries are areas highlighted to be in need of development design controls. Signage and the type of aesthetic design for these areas are yet to be developed. If an overall sign design vision were developed for the City of Red Deer as a whole or by neighbourhood, a more thorough evaluation of signs could occur and further limitations could be placed on future reader board (dynamic) signage.

Section 12.0 Commercial Development, states an objective to ensure the quality and aesthetics of development along major commercial corridors. This statement supports the City's concern regarding aesthetics of signage through Land Use Bylaw regulations along major entryway ways which do not allow billboards, and state that the design, placement and scale of signs shall be to the satisfaction of the Development Authority.

Future policy direction regarding overall aesthetics of signage in general could be an option for City Administration to further explore and bring forward a recommendation to the Municipal Planning Commission and City Council.

Proposed Bylaw Amendments

Administration has drafted a Land Use Bylaw amendment which provides reasonable limitations on reader board (dynamic) signs intended to address any public safety and aesthetic appearance concerns expressed during the administrative review of reader board (dynamic) signs.

i) The bylaw amendment proposes to include a new more inclusive definition for reader board (dynamic) signage that would be a more inclusive definition. The proposed new name for "reader board" is "dynamic sign".

- **"Dynamic sign** – means a sign or portion of a sign with features that move or appear to move or change, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. A dynamic sign includes any display that incorporates a technology or method allowing the image on the sign face to change, such as rotating panels, LED lights manipulated through digital input, or "digital ink". A dynamic sign does not include a sign whose message or image is

changed by physically removing and replacing the sign or its components”.

This definition is intended to be flexible in its specific application in order to allow any future technology to be incorporated without having to do a bylaw amendment; current sign technology with this definition would include reader board (dynamic) signs, rotating panel signs, and video or animated signage.

ii) A revised sponsor recognition definition is proposed to meet the request of Red Deer College and The Westerner.

- **“Sponsor Recognition** – means the recognition of a corporation, person or other entity which has donated money, goods or services to the owner of the land on which the sign is located or which has entered into an agreement to pay money to the owner of the land in exchange for public recognition of the contribution, which recognition may consist of one or more of the following: an expression of thanks, the sponsor’s name, brand, logo, tagline, website information or phone numbers.

iii) A new dynamic signage section within the Land Use Bylaw sign section is proposed in order to direct Administration as to how dynamic signage will be regulated within each allowable district, similar to the existing format within the Land Use Bylaw for all other types of signage.

Dynamic signage is proposed to be a discretionary use on free standing or fascia signs within the following commercial and industrial districts:

- C2A Regional Shopping Centre
- C4 Commercial Major Arterial
- I1 Industrial Business Service
- I2 Heavy Industrial

Dynamic signs will also continue to be a discretionary use in Public Service Districts only on parcel sizes larger than 17.0 hectares.

All though MPC did not originally direct Administration to explore dynamic signage in industrial districts it was felt that some industrial operations are becoming more commercial in nature and may desire dynamic signage similar to major commercial sites. Industrial districts are typically well separated from adjacent residential districts.

The proposed regulations within each commercial and industrial district dictate the size, placement, number of dynamic signs per site, limits to length of electronic messages, and setbacks from any adjacent residential districts.

iv) Following a review of the length of time the message is displayed on existing dynamic signs in the City, Administration deemed a time period of no less than 3 seconds to be the length of time that permits the complete message to be read

without any flashing or scrolling effect that would prove difficult to read and could be a driver distraction.

v) A limit of two signs per site is proposed with a separation distance of at least 50 m. As well, to limit the number of signs along a street, a minimum separation distance of 150m is proposed between lots containing a dynamic sign.

vi) Third party advertising will not be permitted on dynamic signs, with the exception of PS Districts over 17 ha, being Red Deer College and the Westerner as they are large sites with signage that has been in place, the Westerner sign being in place for many years with third party advertising. If new signs are installed on PS Districts over 17 ha, third party advertising will continue to be permitted. Limiting third party advertising will prevent the majority of dynamic signs from becoming electronic billboards.

All of the proposed regulations respond to research findings regarding driver distraction. The regulations proposed are intended to balance the need for commercial advertising, the desire of existing PS District sign operators to continue with current standards of sign display and the City's desire to promote aesthetic signage and safe driving conditions by limiting driver distraction from dynamic signage.

Planning Analysis

Reader Board (dynamic) signs exist in various forms and designs throughout the City of Red Deer. By design, their intent is to attract attention of drivers, passengers, pedestrians and people passing by. Existing regulations in the Land Use Bylaw identify driver safety issues such as flashing lights, readograms, and location of signs. Engineering Services has deemed certain elements (flashing, size, location) of signs to be hazardous to public safety and therefore these elements are addressed and regulated in the Land Use Bylaw.

All existing dynamic signs that do not meet the proposed Land Use Bylaw amendments will become legal non-conforming signs and will be permitted to continue in their current state. However, if a new sign is proposed it will need to meet all requirements of the Land Use Bylaw.

Members of the sign industry have been consulted regarding the proposed amendment and no concerns have been received to date regarding the proposed bylaw amendment.

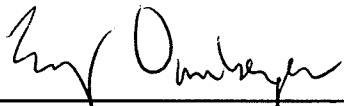
The intent of the proposed bylaw amendment is to reflect a balance of public safety concerns, aesthetic controls and commercial advertising rights through clarification of definitions, regulation of size, type, location and display of reader board (dynamic) signs.

Municipal Planning Commission

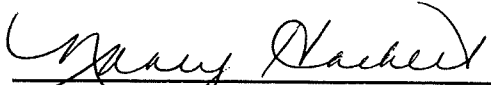
The proposed bylaw amendment was considered by the Municipal Planning Commission on August 10, 2009 and they recommended support of the proposed bylaw amendment to City Council.

Recommendation

That Council of the City of Red Deer proceeds with first reading of Land Use Bylaw 3357/F-2009.



Emily Damberger, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
Planning Manager

cc: Paul Meyette
Frank Colosimo
Colleen Jensen
Don Simpson

Originally Submitted to the
Monday, August 24, 2009
Council Agenda

BYLAW NO. 3357/F-2009

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, DULY ASSEMBLED,
ENACTS AS FOLLOWS:

1. Delete Reader Board Sign and Sponsor Recognition definitions and add the following new definitions to Section 3.3(1):
 - "**Dynamic Sign** – means a sign or portion of a sign with features that move or appear to move or change, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. A Dynamic Sign includes any display that incorporates a technology or method allowing the image on the sign face to change, such as rotating panels, LED lights manipulated through digital input, or "digital ink". A Dynamic Sign does not include a sign whose message or image is changed by physically removing and replacing the sign or its components.
 - "**Sponsor Recognition** – means the recognition of a corporation, person or other entity which has donated money, goods or services to the owner of the land on which the sign is located or which has entered into an agreement to pay money to the owner of the land in exchange for public recognition of the contribution, which recognition may consist of one or more of the following: an expression of thanks, the sponsor's name, brand, logo, tagline, website information or phone numbers."
2. Delete Section 3.3 (7)(b) and replace with:

"No person shall place a Dynamic sign, flashing signs, revolving beacons, scrolling messages, stationary lights at locations which may, in the opinion of the Development Officer, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the City."
3. Delete the following sentence from sections 3.4 (6)(b)(vi) and 3.4 (6)(c)(vi):

"Reader Board signs are however permitted."

4. Delete the term "Reader Board" and replace with "Dynamic Sign" in sub-sections 3.4 (6)(d)(v) and (vi).
5. In sub-section 3.4 (6)(d)(iii), the area "9.2 m²" is deleted and replaced with the area "18.5 m²".
6. Add new sub-section 3.4 (14) as follows:

"(14) Dynamic Sign Regulations

- (a) No Dynamic Sign may be erected or maintained in any district, whether as part of another sign or not, except as permitted in these Regulations;
- (b) The provisions of subsection 3.4 (14), apply to all Dynamic Signs and notwithstanding section 2.8(1) of this Bylaw, those provisions may not be varied by the Development Authority.
- (c) The Development Authority may, in its discretion, approve a Dynamic Sign as a portion of a permitted Free Standing or Fascia Sign.
- (d) A Dynamic Sign shall not include third party advertising or Sponsor Recognition except when it is located on a site in a PS district which is over 17.0 hectares.
- (e) Messages shall be displayed for a minimum time period of 3 seconds.
- (f) A Dynamic Sign must have an adjustable brightness level, and the level of brightness of a Dynamic Sign shall be to the reasonable satisfaction of the Development Officer.
- (g) Dynamic signs shall not be permitted in Direct Control Districts.

Dynamic Signs shall adhere to the following regulations which may be varied by the Development Authority:

- (h) Dynamic Signs in C2A Commercial (Regional Shopping Centre), C4 Commercial (Major Arterial) and PS (Public Service over 17.0 hectares), I1 Industrial (Business Service)

and I2 Industrial (Heavy Industrial) Districts must meet the following requirements:

- (i) not be located within 75.0 m of a residential district;
- (ii) be limited to 2 signs per building or site, provided that one of the signs must be a fascia sign and the other must be a portion of a freestanding sign, and further provided that the two signs must be at least 50.0 m apart;
- (iii) not be within 150.0 m of an existing dynamic sign on a separate site;
- (iv) comprise of not more than 25% of the total freestanding or fascia sign area;

7. Delete section 3.4 (6) (d)(v), replace with the following and adjust corresponding numbering:

“(v) Of the whole area of a sign, the entire area of the Dynamic Sign portion may be used for the announcement of any activities or events on the site on which the sign is located, for third party advertising, accessory tenants within the principal building or for the use of Sponsor Recognition; provided that where Sponsor Recognition is displayed, there must be displayed on the static portion of the sign words to the following effect: “Proudly Recognizing our Donors and Sponsors”;

“(vi) in addition to subsection (v), 50% of the total area of the static portion of a sign, may be used for identification of any accessory tenants within the principal building, for the announcement of any activities or events on the site on which the sign is located, for third party advertising or for the use of sponsor recognition; provided that where sponsor recognition is displayed, there must be displayed on the static portion of the sign words to the following effect: “Proudly Recognizing our Donors and Sponsors”;

8. Delete section 3.3 (3)(o) and replace with the following:

“Directional signs when located within the boundaries of a site with an area less than 1.4 m²”

9. Delete section 3.3 (3.1)(f) and replaced with the following new sub-section:

“Open House or Show Home signs may be placed on boulevards in or adjacent to residential districts where the sale is taking place, for a period

of up to two hours before and after the period of time when the Open House or Show Home is open;”

10. Section 2.8 is deleted and replaced with the following new section 2.8:

- (1) “Notwithstanding any other provisions of this bylaw, even though a proposed development does not comply the provisions of this bylaw, or is a non-conforming building, the Commission may approve the application unconditionally, refuse the application or approve the application subject to such permanent or temporary conditions as it may deem advisable, if, in the opinion of the Commission, the proposed development would not:
- (a) Unduly interfere with the amenities of the neighbourhood, or
 - (b) Materially interfere with or affect the use, enjoyment or value of neighbouring sites, or
 - (c) Contravene the intent of a statutory plan;

and provided that the proposed development conforms with the use prescribed for the site that land or building in this bylaw.”

- (1.1) “Subsection 2.8 (1) does not apply to any provisions of this Bylaw which expressly exclude it.”

11. The following heading is inserted after section 3.3(1):

“3.3(2) Sign Regulations”

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Comments:

We support the recommendation of Parkland Community Planning Services and that Council consider first reading of Land Use Bylaw Amendment 3357/F-2009. A Public Hearing will be held on Monday, November 2, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Request: Report for Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:			
Department & Telephone Number:			
REPORT INFORMATION			
Preferred Date of Agenda:			
Subject of the Report (provide a brief description)		LUB 3351/F-2009 - DYNAMIC SIGNAGE	
Is this Time Sensitive? Why?			
What is the Decision/Action required from Council?			
Please describe Internal/ External Consultation, if any.			
Is this a Committee of the Whole item?			
How does the Report link to the Strategic Plan?			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.			
Has Financial Services been consulted? Are there any budget implications? Please describe.			
Presentation: (10 Min Max.)	<input type="checkbox"/> YES <input type="checkbox"/> NO	Presenter Name and Contact Information:	
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
WESTERNER - JONAS HAKEMIS RED DEER COLLEGE - WANDA HILLARY - PRESIDENT'S OFFICE ✓ OCT 1/09 VIA PHONE CALL -			
LEGISLATIVE & ADMINISTRATIVE USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC		(Please circle those that apply)	
SMT	Topics	Board(s) / Committee(s)	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need a Media Release?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.

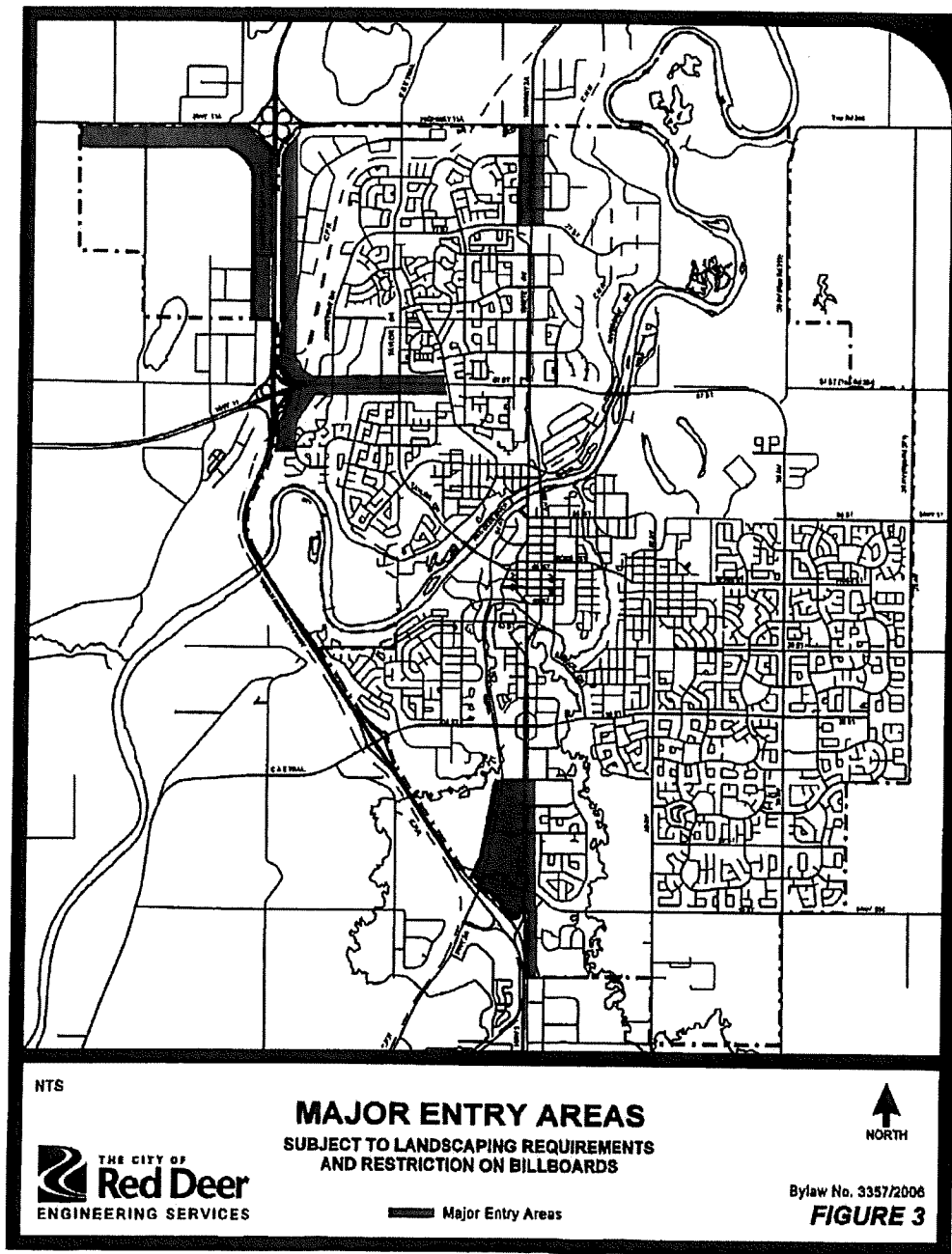


Figure 3-Major Entry Areas

Christine Kenzie

From: Elaine Vincent
Sent: September 22, 2009 9:33 AM
To: Emily Damberger
Cc: Nancy Hackett; Christine Kenzie
Subject: RE: Dynamic signs

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

No work on your part needed Emily. We will automatically place on the agenda for the next meeting.

Elaine

Elaine Vincent
Manager, Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Emily Damberger
Sent: Tuesday, September 22, 2009 8:53 AM
To: Elaine Vincent
Cc: Nancy Hackett
Subject: Dynamic signs

Will LAS put the dynamic signs on the agenda for October 5 or do I need to send it again closer to the date? I had submitted it for the Sept 21 but was told the agenda was too full, so therefore it was tabled saying Administration needed more time.

Thank you,

Emily

Emily Damberger
Planner, ACP, MCIP
Parkland Community Planning Services

Please consider the environment before printing this e-mail



ORIGINAL

A single dream. A world of hope.

12 Anderson Close
Red Deer, Alberta
T4R 1E2

Elaine Vincent
Manager of Legislative & Administrative Services
City of Red Deer

October 2, 2009

Re: Portable Sign By-law

As the community organizer of the Terry Fox Run for Red Deer, I would like to express my concerns regarding the new Portable Sign By-law.

Every year the Terry Fox Foundation supplies its Run Organizers with portable 'lawn' signs that promote the Terry Fox Run. These are professionally made signs with the name and date of the event on a lightweight wire stand. These signs were placed along the main traffic arteries in Red Deer as a means of reminding the public of the upcoming run and showing our support to this very important cause. The Terry Fox Foundation ensures that 87% of all funds raised are allocated for Cancer Research and to achieve this goal, local organizing committees depend entirely on community sponsorship to organize and hold the run. The 'lawn' signs are an important part of our promotion as the Terry Fox Run, in keeping with Terry's wishes, does not draw on any corporate or media sponsorship.

This year, the signs were placed out on Wednesday, September 2, 2009 and the Run was to be held on Sunday, September 13, 2009. At 4:15 p.m. on September 2, I received a call from the City advising me that the signs were contravening the City Bylaw and I must take them down or be fined for each one that was in place. Of course I was very surprised, being unaware of the new Bylaw and a little frustrated as to the nature of the call. After speaking to the By-law division I was given no option so the signs were taken down.

As much as I agree with the essence of the Bylaw and appreciate the fact that a proliferation of signs can be a detraction, I think we are about to create a sterile environment that does nothing to alert citizens and visitors that here are important events taking place in our city and that we are a lively, involved community.

...2

The Terry Fox Foundation
Alberta, Nunavut, Northwest Territories

Unit D10, 6115 3rd St SE, Calgary, AB T2H 2L2

Tel: 403-212-1336

1.888.836.9786

Fax: 403-212-1343

email:abnt@terryfoxrun.org

www.terryfoxrun.org

Council Decision – October 5, 2009

DATE: October 6, 2009

TO: Emily Damberger, Parkland Community Planning Services
Nancy Hackett, City Planning Manager
Tony Lindhout, Assistant City Planning Manager

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/F-2009 Dynamic Signage and Show Home Open House

Reference Report:

Legislative and Administrative Services Manager, dated September 25, 2009
Parkland Community Planning Services, dated September 14, 2009

Bylaw Readings:

At the Monday, August 24, 2009 Council Meeting Land Use Bylaw Amendment 3357/F-2009 was tabled for four weeks to the Monday, September 21, 2009 Council Meeting. At the Monday, September 21, 2009 Council Meeting, Land Use Bylaw Amendment 3357/F-2009 was further tabled to the Monday, October 5, 2009 Council Meeting. At the Monday, October 5, 2009 Council Meeting Land Use Bylaw Amendment 3357/F-2009 was further tabled for up to six weeks to the Monday, November 2, 2009 Council Meeting.

Report Back to Council: Yes – Monday, November 2, 2009

Comments/Actions:

Land Use Bylaw Amendment 3357/F-2009 addresses two signage issues, one minor Show Home Open House bylaw amendment and a bylaw amendment to address reader board (dynamic signs). The minor Show Home Open House signs land use bylaw amendment is being proposed to clarify the intent of the land use bylaw section dealing with signs that do not require permits. The proposed Land Use Bylaw amendment regarding Dynamic signage is in response to a request by both the Municipal Planning Commission and Red Deer College.



Elaine Vincent
Legislative and Administrative Services Manager
/attach.

cc: Director of Development Services
Director of Corporate Services
Engineering Services Manager
Financial Services Manager
Assessment and Tax Manager

City Assessor
Inspections & Licensing Manager
Leigh-Ann Butler, Graphics Supervisor
LAS File



REVISED DECISION LETTER – OCTOBER 7, 2009

Council Decision – October 5, 2009

DATE: October 6, 2009

TO: Emily Damberger, Parkland Community Planning Services
Nancy Hackett, City Planning Manager
Tony Lindhout, Assistant City Planning Manager

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/F-2009 Dynamic Signage and Show Home Open House

Reference Report:

Legislative and Administrative Services Manager, dated September 25, 2009
Parkland Community Planning Services, dated September 14, 2009

Bylaw Readings:

At the Monday, August 24, 2009 Council Meeting Land Use Bylaw Amendment 3357/F-2009 was tabled for four weeks to the Monday, September 21, 2009 Council Meeting. At the Monday, September 21, 2009 Council Meeting, Land Use Bylaw Amendment 3357/F-2009 was further tabled to the Monday, October 5, 2009 Council Meeting.

Resolutions:

"Resolved that Council of the City of Red Deer agrees to amend Land Use Bylaw Amendment 3357/F-2009, page 2, 6(e) by deleting the wording "3 seconds" and replacing it with "5 seconds".

MOTION CARRIED

"Resolved that Council for the City of Red Deer agrees to table Land Use Bylaw Amendment 3357/F-2009 for up to six weeks to allow Administration time to clarify the linear distance measurement if a business is located on the corner of an intersection."

MOTION CARRIED

Report Back to Council: Yes – Monday, November 2, 2009

Comments/Actions:

Land Use Bylaw Amendment 3357/F-2009 addresses two signage issues, one minor Show Home Open House bylaw amendment and a bylaw amendment to address reader board (dynamic signs). The minor Show Home Open House signs land use bylaw amendment is being proposed to clarify the intent of the

Council Decision Letter
October 7, 2009

land use bylaw section dealing with signs that do not require permits. The proposed Land Use Bylaw amendment regarding Dynamic signage is in response to a request by both the Municipal Planning Commission and Red Deer College.



Elaine Vincent
Legislative and Administrative Services Manager
/attach.

cc: Director of Development Services
Director of Corporate Services
Engineering Services Manager
Financial Services Manager
Assessment and Tax Manager

City Assessor
Inspections & Licensing Manager
Leigh-Ann Butler, Graphics Supervisor
LAS File

Public Hearings Item No. 1



DATE: September 25, 2009

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/EE-2009
Garden Heights – Phase 1

History:

At the Monday September 8, 2009 Council Meeting, Land Use Bylaw Amendment 3357/EE-2009 received first reading. Land Use Bylaw Amendment 3357/EE-2009 was advertised in the Red Deer Advocate on September 18 and September 25, 2009.

Land Use Bylaw Amendment 3357/EE-2009 proposes to develop Phase 1 of the Garden Heights Neighbourhood. Rezoning is being sought for approximately 15.976 ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District, PS Public Service (Governmental or institutional) District, R2 Residential (Medium Density) District, and P1 Parks and Recreation District to A2 Environmental Preservation District in order to create 103 R1 lots, 12 R1A lots, 1 R2 lot, 1PS lot, 4 municipal reserve lots, 2 public utility lots and 1 environmental reserve lot.

Recommendation:

That Council consider second and third readings of the bylaw.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager



DATE: September 1, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/EE-2009
Garden Heights – Phase 1
The City of Red Deer

Background

The Garden Heights Neighbourhood Area Structure Plan (NASP) was adopted by Council on February 23, 2009. The neighbourhood is located in the northeast quadrant of the city along the north side of 67th Street east of the Red Deer River. The 65.77-ha neighbourhood is to be predominately low density residential and developed upon the former community garden plots. A subdivision application for the initial phase of the neighbourhood has been received by Parkland Community Planning Services.

Proposal

The City of Red Deer is proposing to develop Phase 1 of the Garden Heights neighbourhood. Rezoning is being sought for approximately 15.976 ha (39.48 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District, PS Public Service (Governmental or Institutional) District, R2 Residential (Medium Density) District, and P1 Parks and Recreation District and from P1 Parks and Recreation District to A2 Environmental Preservation District in order to create 103 R1 lots, 12 R1A lots, 1 R2 lot, 1 PS lot, 4 municipal reserve lots, 2 public utility lots and 1 environmental reserve lot.

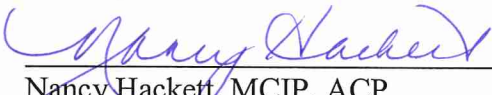
The PS site (0.14 ha) within Garden Heights is anticipated to accommodate an assisted living, day care or temporary care facility. Upon subdivision, the site shall be advertised for such availability. In the event that no interest for these PS uses is expressed, the developer may pursue the alternate mixed residential use (R1, R1A).

All of the proposed land use districts of Bylaw 3357/EE-2009 conform with the NASP.

Staff Recommendation

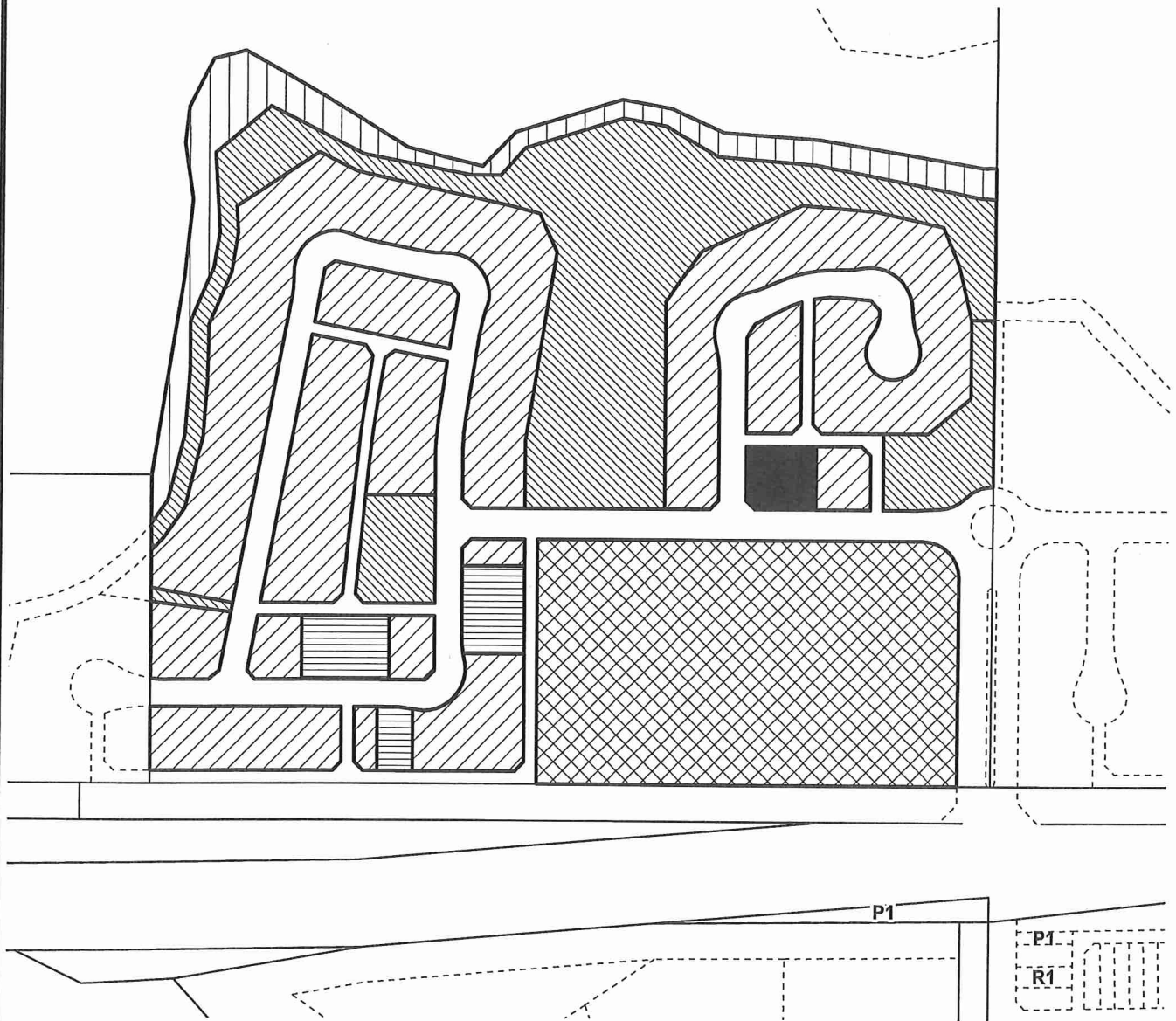
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/EE -2009.


Martin Kvapil
PLANNING ASSISTANT


Nancy Hackett, MCIP, ACP
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District

A2 - Environmental Preservation District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

R1A - Residential (Semi Detached Dwelling) District

R2 - Residential (Medium Density) District

Change District from:

A1 to P1

A1 to PS

A1 to R1

A1 to R1A

A1 to R2

P1 to A2

Proposed Amendment

Map: 20/2009

Bylaw: 3357/EE-2009

FILE COPY



Council Decision – October 5, 2009

DATE: October 6, 2009

TO: Martin Kvapil, Parkland Community Planning Services
Nancy Hackett, City Planning Manager
Tony Lindhout, Assistant City Planning Manager

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/EE-2009 Garden Heights – Phase 1

Reference Report:

Legislative and Administrative Services Manager, dated September 25, 2009

Bylaw Readings:

At the Monday, October 5, 2009 Council Meeting Land Use Bylaw 3357/EE-2009 received second and third readings. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Actions:

Land Use Bylaw Amendment 3357/EE-2009 proposes to develop Phase 1 of the Garden Heights Neighbourhood. Rezoning is being sought for approximately 15.976ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District, R2 Residential (Medium Density) District, and P1 Parks and Recreation District to A2 Environmental Preservation District in order to create 103 R1 lots, 12 R1A lots, 1 R2 lot, 1PS lot, 4 municipal reserve lots, 2 public utility lots and 1 environmental reserve lot.

A handwritten signature in blue ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative and Administrative Services Manager
/attach.

cc: Development Services Director
Corporate Services Director
Community Services Director

Engineering Services Manager
Financial Services Manager
LAS File

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
Assessment and Taxation Manager
City Assessor

BYLAW NO. 3357/EE -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map O18" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 20 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of September 2009.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of October 2009.

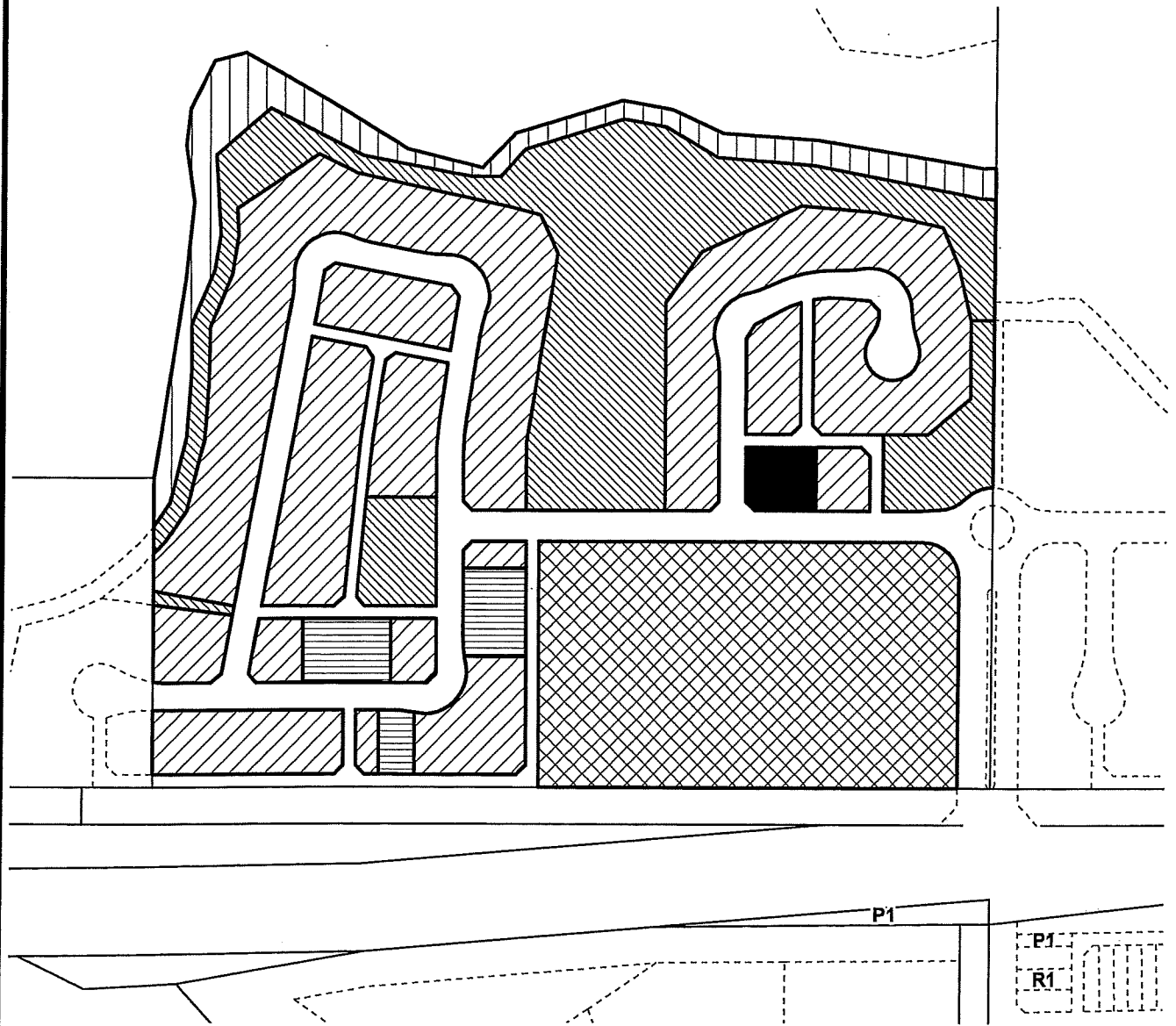
READ A THIRD TIME IN OPEN COUNCIL this 5th day of October 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of October 2009.


MAYOR


CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District

A2 - Environmental Preservation District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

R1A - Residential (Semi Detached Dwelling) District


R2 - Residential (Medium Density) District

Change District from:


 A1 to P1

 A1 to PS

 A1 to R1

 A1 to R1A

 A1 to R2

 P1 to A2

Proposed Amendment

Map: 20/2009

Bylaw: 3357/EE-2009

FILE COPY

3357/EE-2009 Garden Heights – Phase 1

DESCRIPTION: Rezoning for approx. 15.976 ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District, PS Public Services (Governmental or Institutional) District, R2 Residential (Medium Density) District, and P1 Parks and Recreation District to A2 Environmental Preservation District in order to create 103 R1 lots, 12 R1A lots, 1 R2 lot, 1 PS lot, 4 municipal reserve lots, 2 public utility lots and 1 environmental reserve lot

FIRST READING: September 8, 2009

FIRST PUBLICATION: September 18, 2009

SECOND PUBLICATION: September 25, 2009

PUBLIC HEARING & SECOND READING: October 5, 2009

THIRD READING: October 5, 2009

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: The City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ _____ X 2

TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

Land Use Amendment Bylaw 3357/EE -2009
Garden Heights – Phase 1

City Council proposes to pass Land Use Bylaw Amendment 3357/EE-2009, which proposes to develop Phase 1 of the Garden Heights Neighbourhood. Rezoning is being sought for approximately 15.976 ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District, PS Public Service (Governmental or institutional) District, R2 Residential (Medium Density) District, and P1 Parks and Recreation District to A2 Environmental Preservation District in order to create 103 R1 lots, 12 R1A lots, 1 R2 lot, 1PS lot, 4 municipal reserve lots, 2 public utility lots and 1 environmental reserve lot.

***Map* Doc 880506**

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 403-343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, October 5, 2009** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday September 29, 2009**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 403-342-8132.

(Publication Dates: September 18, 2009 and September 25, 2009)

Document Name: September 8 2009 Ad for LUB 3357/EE-2009 Garden Heights Phase 1
Document Number: 881714
Document Author: KIMW
Document Type: AD
Application: MS WORD

FILE COPY

**The City of Red Deer
Bylaw Readings**

Moved by Councillor: Murda Seconded by Councillor: Wong

That Land Use Bylaw Amendment No. 3357/EE-2009

BE READ A FIRST TIME IN OPEN COUNCIL this 8th day of Sept 2009.

BE READ A SECOND TIME IN OPEN COUNCIL this 5th day of Oct. 2009.

BE READ A THIRD TIME IN OPEN COUNCIL this 5th day of Oct 2009.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2nd AND 3rd READINGS OF THIS BYLAW.

Public Hearings Item No. 2



DATE: September 25, 2009

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/GG-2009
Sunnybrook South – Phase 4
Melcor Developments Ltd.

History:

At the Monday September 8, 2009 Council Meeting, Land Use Bylaw Amendment 3357/GG-2009 received first reading. Land Use Bylaw Amendment 3357/GG-2009 was advertised in the Red Deer Advocate on September 18 and September 25, 2009.

Land Use Bylaw Amendment 3357/GG-2009 proposes to develop Phase 4 of the Sunnybrook South Neighbourhood. Rezoning is being sought for approximately 2.426 ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District in order to create 23 residential lots.

Recommendation:

That Council consider second and third readings of the bylaw.

A handwritten signature in black ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to the
Monday, September 8,
2009 Council Agenda

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Ph: (403) 343-3394
Fax: (403) 346-1570
Email: pcps@pcps.ab.ca
www.pcps.com

DATE: September 1, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/GG-2009
Sunnybrook South – Phase 4
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 4 of the Sunnybrook South neighbourhood. Rezoning is being sought for approximately 2.426 ha (6.0 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District in order to create 23 residential lots. The proposed land use districts of Bylaw 3357/GG-2008 conform with the Sunnybrook South Neighbourhood Area Structure Plan.

Staff Recommendation

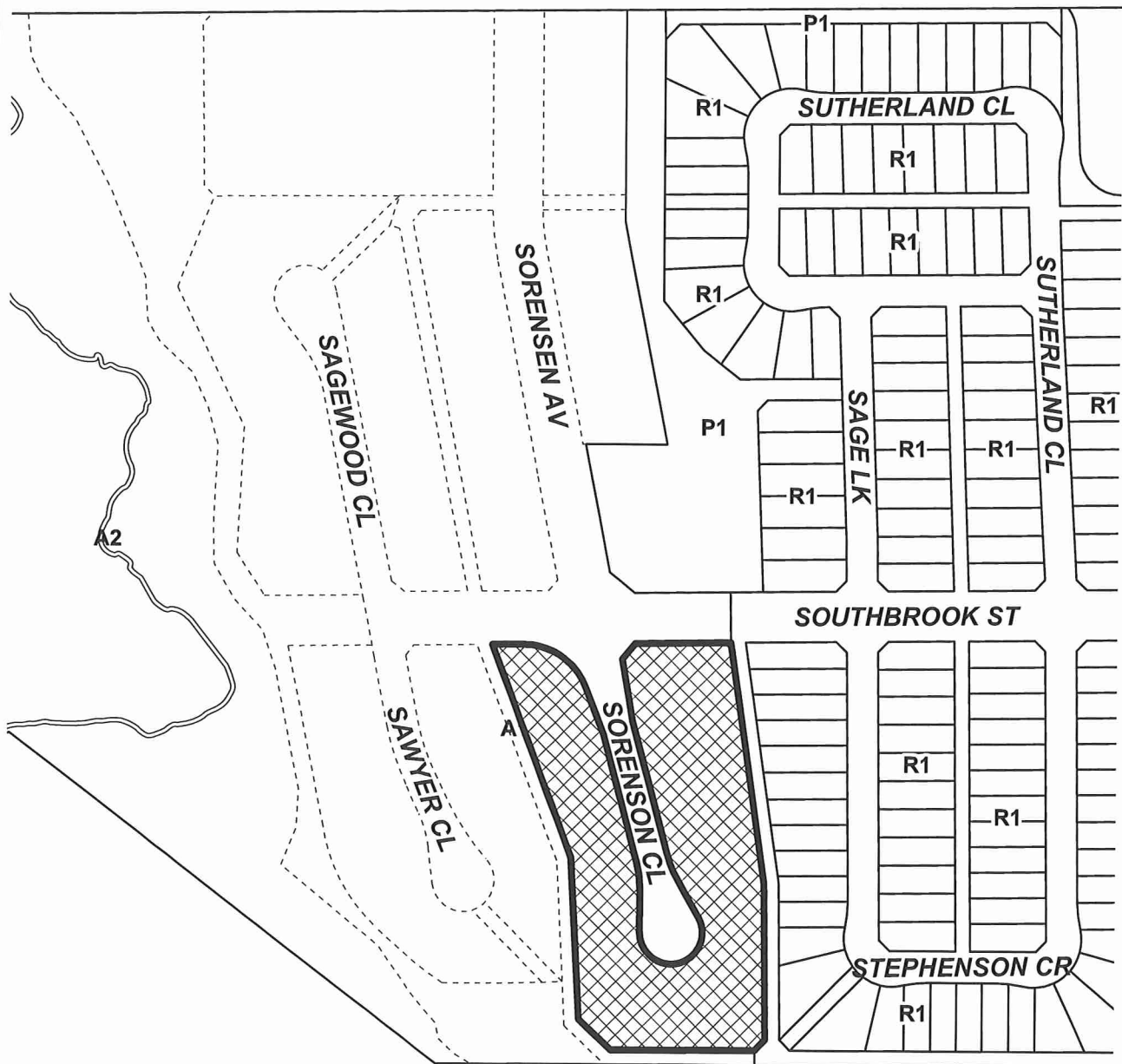
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/GG -2009.

Martin Kvapil
PLANNING ASSISTANT

Nancy Hackett, MCIP, ACP
ASSISTANT CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District
R1 - Residential (Low Density) District

Change District from:



A1 to R1

Proposed Amendment

Map: 21/2009

Bylaw: 3357/GG-2009

FILE COPY



Council Decision – October 5, 2009

DATE: October 6, 2009

TO: Martin Kvapil, Parkland Community Planning Services
Nancy Hackett, City Planning Manager
Tony Lindhout, Assistant City Planning Manager

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/GG-2009 Sunnybrook South- Phase 4
Melcor Developments Ltd.

Reference Report:

Legislative and Administrative Services Manager, dated September 25, 2009
Parkland Community Planning Services, dated September 1, 2009

Bylaw Readings:

At the Monday, October 5, 2009 Council Meeting Land Use Bylaw Amendment 3357/GG-2009 received second and third readings. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Actions:

Land Use Bylaw Amendment 3357/GG-2009 proposes to develop Phase 4 of the Sunnybrook South Neighbourhood. Rezoning is being sought for approximately 2.426ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District in order to create 23 residential lots.

A handwritten signature in blue ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative and Administrative Services Manager
/attach.

cc: Development Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager
City Assessor

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
Property Assessment Technician
LAS File

BYLAW NO. 3357/GG -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 21 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of September 2009.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of October 2009.

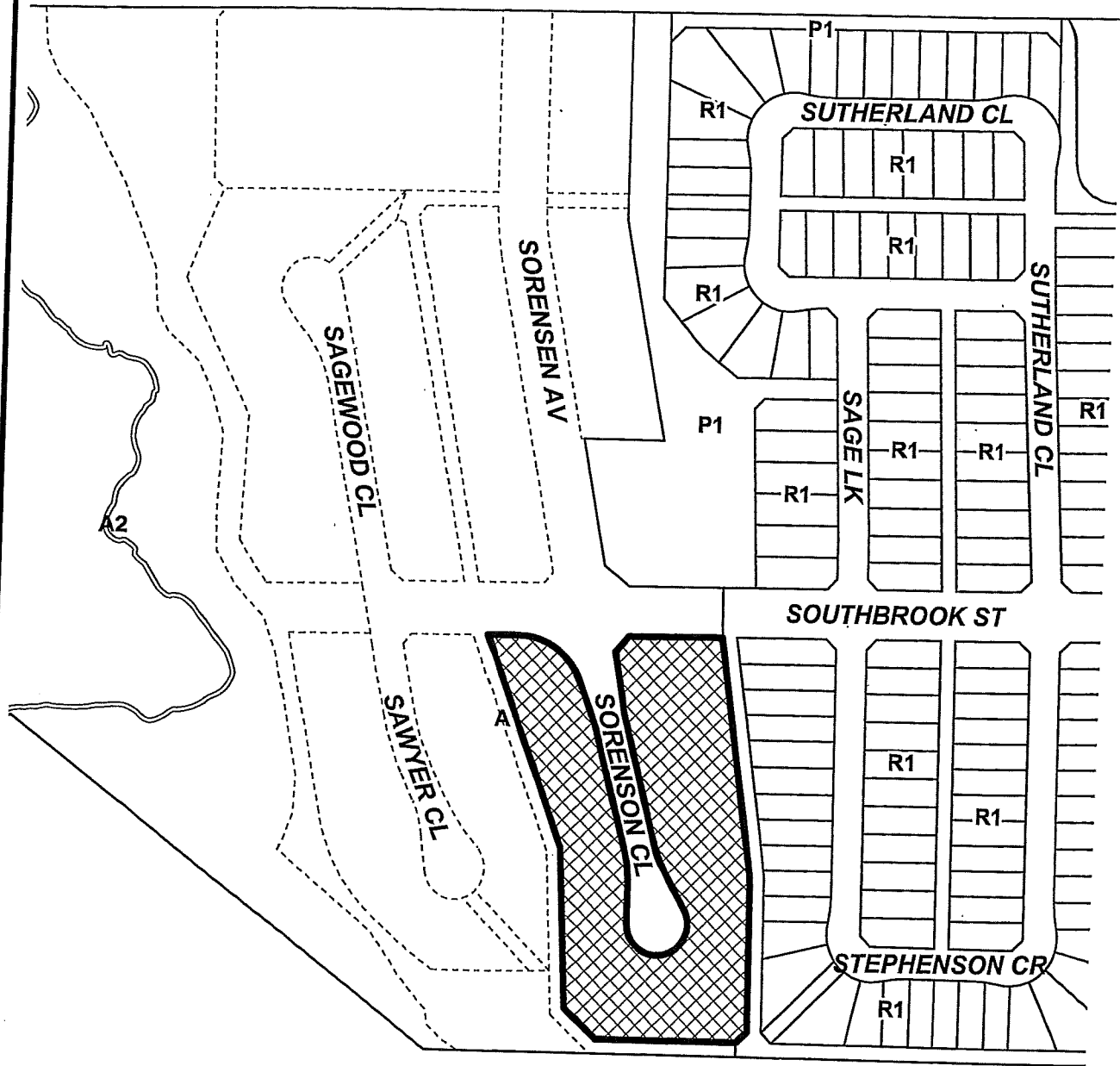
READ A THIRD TIME IN OPEN COUNCIL this 5th day of October 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of October 2009.


MAYOR


CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District
R1 - Residential (Low Density) District

Change District from:



A1 to R1

Proposed Amendment
Map: 21/2009
Bylaw: 3357/GG-2009

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

October 6, 2009

Via Regular Mail

Melcor Developments Ltd.
502 Parkland Square
4901-48 Street
Red Deer, Alberta T4N 6M4

Attention: Guy Pelletier

Dear Mr. Pelletier:

**Re: Council Decision
Land Use Bylaw Amendment 3357/GG-2009 Sunnybrook South – Phase 4**

At the City of Red Deer Council Meeting held Monday, October 5, 2009, a Public Hearing was held with respect to Land Use Bylaw Amendment 3357/GG-2009. Following the Public Hearing, Land Use Bylaw Amendment 3357/GG-2009 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3357/GG-2009 proposes to develop Phase 4 of the Sunnybrook South Neighbourhood. Rezoning is being sought for approximately 2.426ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District in order to create 23 residential lots. The proposed land use districts of Land Use Bylaw Amendment 3357/GG-2009 conform with the Sunnybrook South Neighbourhood Area Structure Plan.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Administrative Services Manager

FILE COPY

**The City of Red Deer
Bylaw Readings**

Moved by Councillor: Penn Seconded by Councillor: Buchanan

That Land Use Bylaw Amendment No. 3357/GG-2009

BE READ A FIRST TIME IN OPEN COUNCIL this 8 day of Sept 2009.
BE READ A SECOND TIME IN OPEN COUNCIL this 5 day of Oct 2009.
BE READ A THIRD TIME IN OPEN COUNCIL this 5 day of Oct 2009.

**REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR
A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE
AND VOTE ON 2nd AND 3rd READINGS OF THIS BYLAW.**



Reports Item No. 1

Assessment and Taxation Services

DATE: September 28, 2009
TO: Elaine Vincent, Legislative and Administrative Services Manager
FROM: Deb Stott, Tax Collector
SUBJECT: 2009 Tax Sale

Background

The Municipal Government Act provides municipalities with a process to recover property taxes that have remained unpaid beyond the year in which they are due. At the end of this process is the actual tax sale.

For a property to be eligible for a tax sale, they must have a tax notification registered against their property for one full year, which means they have all or a portion of their property tax still in arrears.

Attached is a question & answer giving some additional background related to tax sales.

Process

To begin this process Section 419 of the Municipal Government Act states:

"The Council must set:

- a) For each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- b) Any conditions that apply to the sale."

Attached is: the property up for sale, the suggested reserve bid, the terms and dates for the various advertisements.

It is our hope that by the time of the tax sale, all tax arrears will have been paid for this property and thus would be withdrawn from the sale.

Recommendation

That Council pass a resolution establishing a reserve bid and sale conditions as listed in Schedule "A" for the 2009 Tax Sale.

DS/pm

Att. 2X

TAX SALE

What is a tax sale?

A tax sale is the public auction of property for the purpose of collecting property taxes that have remained unpaid for four years. The goal of the tax sale is to encourage the registered owner, or any party having an interest in the property, to pay the outstanding taxes.

When is the tax sale held?

The City of Red Deer will offer for sale, by public auction, in City Hall, Red Deer, Alberta on Friday, December 11, 2009 at 11:00 am.

When is property eligible for tax sale?

A property is eligible for tax sale when a Tax Recovery Notification has been placed on the property for a full year and tax arrears remain unpaid. Generally speaking this means that four years of taxes are outstanding when the tax sale is contemplated. The timetable is as follows:

- March 31, 2008 – A tax recovery notification is registered at Land Titles Office on properties with two years on tax arrears.
- March 31, 2009 – The tax recovery notification has now been filed with Land Titles Office for one full year. The tax sale proceedings start.
- September, 2009 – The date for the tax sale is set.
- October, 2009 - Council sets a reserve bid, which is based on market value, and the terms and conditions that apply to the sale.
- October, 2009– Tax sale is advertised in the Alberta Gazette. Registered letters are sent to the owners and any parties having an interest in the property.
- November, 2009 – Tax sale is advertised in the Red Deer Advocate.
- December 2009 – Tax sale is held, and any properties eligible are offered for sale.

What happens with the revenue from the tax sale?

The funds are deposited by The City in a separate bank account and disbursed by The City in accordance with sections 427 and 428 of the Municipal Government Act.

Has The City of Red Deer ever sold a property through a tax sale?

The City has not sold a property at a tax sale for the last 25 years.

What happens if a property does not sell?

The property may be transferred into the name of The City of Red Deer. The City applies for occupancy, and, once The City gains occupancy, the property is offered for sale on the open market.

SCHEDULE "A"
PROPOSED 2009 TAX SALE

Advertisement in The Alberta Gazette

October 30, 2009

Advertisement in The Red Deer Advocate

November 26, 2009

Tax Sale

December 11, 2009

Terms

- a) \$22,500 non refundable deposit by certified cheque on day of sale
- b) Balance payable on possession, to be no later than January 15, 2010
- c) Any adjustments as of date of possession
- d) Property sold strictly on as is basis

Roll #	Legal Description	Reserve Bid
2934245	Block 15, Lot 35, Plan 8720614	\$ 225,000

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

DRAFT

CONFIDENTIAL

PROPOSED 2009 TAX SALE

Advertisement in The Alberta Gazette
Advertisement in The Red Deer Advocate
Tax Sale

October 30, 2009
November 26, 2009
December 11, 2009

Terms a) \$22,500 non refundable deposit by certified cheque on day of sale
 b) Balance payable on possession, to be no later than January 15, 2010
 c) Any adjustments as of date of possession
 d) Property sold strictly on as is basis

Roll #	Legal Description	Address	* Tax Arrears	Suggested Reserve Bid
2934245	Bl 15 Lot 35 Plan 8720614	7 Greig Close	\$ 6,913.15	\$ 225,000

* Includes November 1, 2009 penalty amount (\$135.55).

4. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/NN-2003 / Rezoning of Land from A1 Future Urban Development District to R1N Residential Narrow Lot District / Johnstone Park – Phase 7 / Carolina Homes Inc.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .26
5. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/OO-2003 / Rezoning of 294.2m² (3,166.8ft²) from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) from A2 to R1/ West Park Extension (Westlake) – Phase 5 / Trademark West Park Inc.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .30
6. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/PP-2003 / Changes to DC-15 District / Riverside Meadows / City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .34

(4) REPORTS

1. Parks & Open Space Designer – Re:
 - (a) *City of Red Deer Entrance Signs* . .39
 - (b) *Location of Plaque with in City Hall Park – Nuclear Weapons Free Zone* . .39
2. Tax Collector – Re: 2003 Tax Sale . .49
3. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/Z-2003 / Incorporation of Secondary Suites into R1 Residential (Low Density) District / City of Red Deer*
(Consideration of 1st Reading of the Bylaw) . .53

**Assessment and Tax Section**

DATE: September 2, 2003
TO: City Clerk
FROM: Tax Collector
SUBJECT: 2003 Tax Sale

Background

The Municipal Government Act provides municipalities with a process to recover property taxes that have remained unpaid beyond the year in which they are due. At the end of this process is the actual tax sale.

For a property to be eligible for a tax sale, they must have a tax notification registered against their property for one full year, which means they have all or a portion of their property tax still in arrears.

Attached is a question & answer giving some additional background related to tax sales.

Process

To begin this process Section 419 of the Municipal Government Act states:

"The Council must set:

- a) For each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- b) Any conditions that apply to the sale."

Attached are: the properties up for sale, the suggested reserve bids, the terms and dates for the various advertisements.

It is our hope that by the time of the tax sale, all tax arrears will have been paid for these properties and thus would be withdrawn from the sale.

Recommendation

That Council pass a resolution establishing reserve bids and sale conditions as listed in Schedule "A" for the 2003 Tax Sale.

A handwritten signature in black ink, appearing to read 'N Ford'.

Norman Ford
Tax Collector

NF/ngl

Enc.

TAX SALE

What is a tax sale?

A tax sale is the public auction of property for the purpose of collecting property taxes that have remained unpaid for four years. The goal of the tax sale is to encourage the registered owner, or any party having an interest in the property, to pay the outstanding taxes.

When is the tax sale held?

The City of Red Deer normally holds a tax sale in December of each year.

When is property eligible for tax sale?

A property is eligible for tax sale when there are four years of taxes outstanding (three years arrears and the current year). The timetable is as follows:

- March 31, 2002 – A tax recovery notification is registered at Land Titles Office on properties with two years of tax arrears.
- August 31, 2002 – Land Titles Office sends a notice to the owners of properties with a tax recovery notification advising that, if taxes are not paid prior to March 31 of the following year, the property is eligible for tax sale.
- March 31, 2003 – (Following year) – The tax recovery notification has now been filed with Land Titles Office for one full year. The tax sale proceedings must start.
- September, 2003 – Council sets a reserve bid, which is based on market value, and the date for tax sale is set.
- October, 2003 – Tax sale is advertised in the Alberta Gazette. Registered letters are sent to the owners and any parties having an interest in the property.
- November, 2003 – Tax sale is advertised in the Red Deer Advocate. Registered letters are sent as above.
- December, 2003 – Tax sale is held, and any properties eligible are offered for sale.

What happens with the revenue from the tax sale?

The outstanding property taxes including all penalties and costs are first paid to The City of Red Deer. Any remaining funds are paid to the property owner and any debtors.

Has The City of Red Deer ever sold a property through a tax sale?

The City has not sold a property at a tax sale for the last 25 years.

What happens if a property does not sell?

The property is transferred into the name of The City of Red Deer. The City applies for occupancy, and, once the City gains occupancy, the property is offered for sale on the open market.

SCHEDULE "A"
PROPOSED 2003 TAX SALE

Advertisement in The Alberta Gazette
 Advertisement in The Red Deer Advocate
 Tax Sale
 Terms

October 15, 2003
 November 21, 2003
 December 4, 2003
 Cash

Roll #	Legal Description	Reserve Bid
0932245	Unit 51 CDE 9021647	\$ 67,500
1530025	Lt 2 Bk 1 PI 4705HW	110,000
1611435	Lt 7 Bk 7A PI 495KS	143,000
1642315	Unit 19 CDE 9420656	74,000
2911190	Lt 2B Bk 5 PI 7620630	105,000

Comments:

I agree with the recommendations of the Tax Collector.

"N. Van Wyk"
City Manager

FILE



Council Decision – September 8, 2003

Legislative & Administrative Services

DATE: September 9, 2003
TO: Rod Risling, Assessment & Tax Manager
FROM: Kelly Kloss, Manager
SUBJECT: 2003 Tax Sale

Reference Report:


Tax Collector, dated September 2, 2003

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Tax Collector dated September 2, 2003, re: 2003 Tax Sale, hereby approves proceeding with the tax sales for properties known as Roll No. 1530025, Roll No. 1642315, and Roll No. 2911190; subject to the following conditions:

1. That said sale be held in the Council Chambers of City Hall, Red Deer Alberta, on December 4, 2003 at 11:00 a.m.,
2. Terms to be cash or certified cheque,
3. The minimum sale price for each parcel and the terms and dates that are applicable for the various parcels advertised, are to be as outlined in the above noted report from the Tax Collector."

Report Back to Council: No


Kelly Kloss
Manager

/chk

c Tax Collector
Treasury Services Manager



COUNCIL MEETING OF SEPTEMBER 8TH , 2003

CONFIDENTIAL ATTACHMENT

DOCUMENT STATUS: CONFIDENTIAL

REFERS TO: 2003 TAX SALE

CONFIDENTIAL

PROPOSED 2003 TAX SALE

Advertisement in The Alberta Gazette
Advertisement in The Red Deer Advocate
Tax Sale
Terms

October 15, 2003
November 21, 2003
December 4, 2003
Cash

Roll #	Legal Description	Address	Tax Arrears	Suggested Reserve Bid
0932245	Unit 51 CDE 9021647	511-4902-37 St	\$ 969.89	\$ 67,500
1530025	Lt 2 Bk 1 PI 4705HW	3906-50 St	4,004.29	110,000
1611435	Lt 7 Bk 7A PI 495KS	4723-43A Av	2,202.55	143,000
1642315	Unit 19 CDE 9420656	301-4515-53 St	2,942.17	74,000
2911190	Lt 2B Bk 5 PI 7620630	95 Nichols Cr	4,234.07	105,000

DATE: October 6, 2009
TO: Deb Stott, Tax Collector
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: 2009 Tax Sale

Reference Report:

Tax Collector, dated September 28, 2009

Resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Tax Collector dated September 28, 2009 re: 2009 Tax Sale, hereby approves proceeding with the tax sale for the property known as Roll No. 2934245, subject to the following conditions:

1. That said sale be held in the Council Chambers of City Hall, Red Deer, Alberta, on December 11, 2009 at 11:00 A.M.
2. Terms to be:
 - a) \$22,500 non refundable deposit by certified cheque on day of sale
 - b) Balance payable on possession, to be no later than January 15, 2010
 - c) Any adjustments as of date of possession
 - d) Property sold strictly on as is basis
3. The minimum sale price for the parcel and the terms and dates that are applicable for the parcel advertised are to be as outlined in the above noted report from the Tax Collector."

MOTION CARRIED

Report Back to Council: No



Elaine Vincent
Legislative and Administrative Services Manager

cc: Director of Corporate Services
Financial Services Manager
Assessment and Tax Manager

**Assessment and Taxation Services**

DATE: September 15, 2009

TO: Elaine Vincent, Legislative & Administrative Services Manager

CC: Joanne Parkin, Assessment & Taxation Services Manager

FROM: Debra Stott, Tax Collector

SUBJECT: Karen and Gary Moon – Property Tax Penalty Roll # 1040960

In reference to Karen and Gary Moon's letter dated August 31, 2009 requesting reversal of the July 1, 2009 property tax penalty applied to their account, please consider the following:

Responsibility for the timely payment of property taxes rests with the property owner. The property tax payment for this roll was made after the June 30 tax payment deadline, as the Moon's state in their letter. In accordance with City bylaw 3280/2001, a 6% penalty of \$125.80 was applied to this property tax roll on July 1st, 2009.

It appears that a family member was hospitalized on June 30, 2009. That is indeed unfortunate for the taxpayers, however many Red Deer families experience difficult circumstances during the tax payment period and are still able to pay their property taxes prior to the due date. The City accepts payments in person, by mail, by post dated cheque, via our 24 hour drop off box, through financial institutions (including phone and internet banking) or through the Tax Installment Plan. As property tax notices were mailed on May 15, 2009 there were many ways that this family could have arranged to pay their taxes. It was their choice to delay payment to June 30.

The City Assessment & Taxation Department ran an extensive advertising campaign targeted at encouraging early payment and informing property owners of the tax due date and resulting penalties of late payment including:

- Information on our website
- At least 3 advertisements in the Red Deer Advocate and Red Deer Express
- Inserts included in City of Red Deer utility bills,
- Two news releases
- News stories on local TV stations

It is also mentioned on the property tax notice that taxpayers who make payments via financial institutions or by internet/telephone banking need to be aware of processing times as the City must receive the payment on or before the due date indicated on the notice.

Given the property owners responsibility for the payment of taxes, the City's timely mailing of the Tax Notice, fairness and equity to all property owners, and the number of payment options offered by the City to make it easy to ensure timely payment of property taxes please consider the following recommendation.

RECOMMENDATION:

It is recommended that the tax penalty applied to this roll is not waived and remains payable by the property owner.

A handwritten signature in black ink, appearing to read "Debra Stott". The signature is fluid and cursive, with the first name "Debra" and last name "Stott" clearly distinguishable.

Debra Stott, CMA
Tax Collector

August 31, 2009

Members of the City Council,

My husband and I have lived in Red Deer for 25 years. We have paid our taxes on time for all those years until this year. Early in the morning of the day I was to pay, I received a call to go to Olds immediately as my 90 years old father-in-law was in the hospital.

The very next day, I paid our taxes. We then received a penalty of \$125.00 to which I paid. I completely understand that I missed the deadline. However, I do feel that the interest for the one day is extremely high and are very disappointed that under the circumstances that we are being charged this extreme amount.

Please consider reducing this charge due to the circumstances we faced that day.

Sincerely,



**Karen and Gary Moon
119 Metcalf Ave.
Red Deer, AB
T4R 1T9
403-347-8779**

Comments:

We support the recommendation of Administration that the penalty amount of \$125.80 not be waived as there was an adequate notice and time to attend to this annual event. Council must be cautious with waiving of penalty payments.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



Request: Report for Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:			
Department & Telephone Number:			
REPORT INFORMATION			
Preferred Date of Agenda:			
Subject of the Report (provide a brief description)		<i>PROPERTY TAX - PENALTY REVERSAL. KAROL + GARY MOON</i>	
Is this Time Sensitive? Why?			
What is the Decision/Action required from Council?			
Please describe Internal/ External Consultation, if any.			
Is this a Committee of the Whole item?			
How does the Report link to the Strategic Plan?			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.			
Has Financial Services been consulted? Are there any budget implications? Please describe.			
Presentation: (10 Min Max.)	<input type="checkbox"/> YES <input type="checkbox"/> NO	Presenter Name and Contact Information:	
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
<i>KAROL + GARY MOON - LEFT MESSAGE ON ANSWERING MACHINE OCT 1/09.</i>			
LEGISLATIVE & ADMINISTRATIVE USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC		(Please circle those that apply)	
SMT	Topics	Board(s) / Committee(s)	
When/describe:	When/Describe:	When/Describe:	
Do we need a Media Release?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.

ORIGINAL

August 31, 2009

Members of the City Council,

My husband and I have lived in Red Deer for 25 years. We have paid our taxes on time for all those years until this year. Early in the morning of the day I was to pay, I received a call to go to Olds immediately as my 90 years old father-in-law was in the hospital.

The very next day, I paid our taxes. We then received a penalty of \$125.00 to which I paid. I completely understand that I missed the deadline. However, I do feel that the interest for the one day is extremely high and are very disappointed that under the circumstances that we are being charged this extreme amount.

Please consider reducing this charge due to the circumstances we faced that day.

Sincerely,

Karen Moon

**Karen and Gary Moon
119 Metcalf Ave.
Red Deer, AB
T4R 1T9
403-347-8779**

Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Kim Woods
Sent: September 16, 2009 10:19 AM
To: Christine Kenzie
Subject: FW: DMPROD-#881126-v1-September_9_2009
_Karen_and_Gary_Moon_-_Penalty_cancellation_request.DOC

Attachments: DMPROD-#881126-v1-
_Karen_and_Gary_Moc

Kim Woods

Project Coordinator, Legislative and Administrative
The City of Red Deer
Phone: 403.342.8201
Email: kim.woods@reddeer.ca

From: Deb Stott
Sent: September 16, 2009 9:47 AM
To: Elaine Vincent
Cc: Kim Woods; Joanne Parkin; Jennifer Lo
Subject: DMPROD-#881126-v1-September_9_...



DMPROD-#881126-
v1-September_9_...

Attached please find my report to Council regarding
penalties.

I will send a hand signed copy to your attention

Please let me know when this is scheduled to
Thanks

Deb Stott
342-8123

*Emailed to Deb Stott
Jennifer Lockhart in Tayl
on Sept 4,
Requested Comments
back.*

- template
- Sept 8 → Jennifer
working on report to CI
for Sept 21 / Oct 5
Council Mtgs.

property tax

Deb Stott

From: Deb Stott
Sent: September 16, 2009 9:47 AM
To: Elaine Vincent
Cc: Kim Woods; Joanne Parkin; Jennifer Lockhart
Subject: DMPROD-#881126-v1-September_9__2009_Karen_and_Gary_Moon_-
_Penalty_cancellation_request.DOC

Attachments: DMPROD-#881126-v1-September_9__2009_Karen_and_Gary_Moon_-
_Penalty_cancellation_request.DOC



DMPROD-#881126-
v1-September_9_...

Attached please find my report to Council regarding the request from Karen and Gary Moon for reduction of property tax penalties.

I will send a hand signed copy to your attention via today's internal mail.

Please let me know when this is scheduled to go before Council so that I can arrange to be in attendance.

Thanks

Deb Stott
342-8123

— Hardcopy with original signature
is attached.

DStott



Assessment and Taxation Services

DATE: September 15, 2009

TO: Elaine Vincent, Legislative & Administrative Services Manager

CC: Joanne Parkin, Assessment & Taxation Services Manager

FROM: Debra Stott, Tax Collector

SUBJECT: Karen and Gary Moon – Property Tax Penalty Roll # 1040960

In reference to Karen and Gary Moon's letter dated August 31, 2009 requesting reversal of the July 1, 2009 property tax penalty applied to their account, please consider the following:

Responsibility for the timely payment of property taxes rests with the property owner. The property tax payment for this roll was made after the June 30 tax payment deadline, as the Moon's state in their letter. In accordance with City bylaw 3280/2001, a 6% penalty of \$125.80 was applied to this property tax roll on July 1st, 2009.

It appears that a family member was hospitalized on June 30, 2009. That is indeed unfortunate for the taxpayers, however many Red Deer families experience difficult circumstances during the tax payment period and are still able to pay their property taxes prior to the due date. The City accepts payments in person, by mail, by post dated cheque, via our 24 hour drop off box, through financial institutions (including phone and internet banking) or through the Tax Installment Plan. As property tax notices were mailed on May 15, 2009 there were many ways that this family could have arranged to pay their taxes. It was their choice to delay payment to June 30.

The City Assessment & Taxation Department ran an extensive advertising campaign targeted at encouraging early payment and informing property owners of the tax due date and resulting penalties of late payment including:

- Information on our website
- At least 3 advertisements in the Red Deer Advocate and Red Deer Express
- Inserts included in City of Red Deer utility bills,
- Two news releases
- News stories on local TV stations

It is also mentioned on the property tax notice that taxpayers who make payments via financial institutions or by internet/telephone banking need to be aware of processing times as the City must receive the payment on or before the due date indicated on the notice.

Given the property owners responsibility for the payment of taxes, the City's timely mailing of the Tax Notice, fairness and equity to all property owners, and the number of payment options offered by the City to make it easy to ensure timely payment of property taxes please consider the following recommendation.

Comments:

Tax Waive
Sample Comments

We sympathize with Mr. and Mrs. Foerderer with the loss of their son, however our recommendation is that the penalty amounts of \$175.13 and \$111.92 not be waived as there was an adequate notice and time to attend to this annual event. Council must be cautious with waiving of penalty payments.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

Council Decision – October 5, 2009

DATE: October 6, 2009
TO: Deb Stott, Tax Collector
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Karen and Gary Moon – Property Tax Penalty Roll #1040960

Reference Report:

Tax Collector, dated September 15, 2009

Resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Tax Collector, dated September 15, 2009, re: Karen and Gary Moon – Property Tax Penalty Roll No. 1040960 hereby directs Assessment and Tax to not waive the Tax Penalty owed by Karen and Gary Moon, Tax Roll 1040960."

MOTION CARRIED

Report Back to Council: No



Elaine Vincent
Legislative and Administrative Services Manager

cc: Director of Corporate Services
Financial Services Manager
Assessment and Tax Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

October 6, 2009

Via Regular Mail

Gary and Karen Moon
119 Metcalf Avenue
Red Deer, Alberta T4R 1T9

Dear Mr. and Mrs. Moon:

RE: Council Decision
Request to waive Property Tax Penalty Roll # 1040960

On Monday, October 5, 2009 Council considered your request to waive the tax penalty of \$125.80. The following motion was passed:

"Resolved that Council of the City of Red Deer having considered the report from the Tax Collector, dated September 15, 2009, re: Karen and Gary Moon – Property Tax Penalty Roll No. 1040960 hereby directs Assessment and Tax to not waive the Tax Penalty owed by Karen and Gary Moon, Tax Roll 1040960."

MOTION CARRIED

The Assessment and Taxation Department has been made aware of this decision. If you have any questions concerning this matter or for clarification, please contact the Assessment and Taxation Department at 403.342.8126 or the undersigned at 403.342.8132.

Sincerely,

Elaine Vincent
Legislative & Administrative Services Manager

cc: Tax Collector



Reports Item No. 3

Land & Economic Development

DATE: September 29, 2009

TO: Elaine Vincent, Legislative & Administrative Services Manager

FROM: Liz Soley, Land Services Specialist
Howard Thompson, Land & Economic Development Manager

SUBJECT: Clarifying Closure of Portions of Roads along Gaetz Avenue & 32nd
Street of Road Closure Bylaw 3437/2009

History:

At the September 22, 2008 Council Meeting City Council passed Road Closure Bylaw 3411/2008 and Land Use Bylaw 3357/AA-2008 as part of the Gaetz Avenue and 32nd Street Intersection Improvements Project. Road Closure Bylaw 3411/2008 closed the portions of road required for the project to proceed. Land Use Bylaw Amendment 3357/AA-2008 provided for rezoning of the closed portions of roads located on Gaetz Avenue and 32 Street from Road to C4 (Commercial) the intent was to provide the closed portions for sale to adjacent property owners so they would be available for purchase.

At the June 29, 2009 Council Meeting City Council passed Road Closure Bylaw 3430/2009 and Land Use Bylaw Amendment 3357/P-2009. Road Closure Bylaw 3430/2009 closed a small portion of Road on the east side of Gaetz Avenue to provide an area for a bus access. Land Use Bylaw Amendment 3357/P-2009 provided for rezoning of two sections within the Gaetz Avenue and 32 Street project area. The east side of Gaetz Avenue that was closed by Road Closure Bylaw 3430/2009 required rezoning from road to C4 (Commercial) and a larger portion of C4 (Commercial) was rezoned back to road. The C4 portion that was rezoned back to road could not be sold to the adjacent landowner.

It has now been determined through legal and legislative consultation that there was inconsistent wording in the previous bylaws, therefore Road Closure Bylaw 3437/2009 will enable proper registration at Land Titles. The intent of the original Road Closure Bylaw 3411/2008 has not changed, therefore there are no advertising requirements and Council may consider all three readings at the October 5, 2009 Council Meeting.

Page 2 of 3

Road Closure Bylaw 3437/2009

Recommendation:

That City Council considers:

- 1) New Road Closure Bylaw 3437/2009, and;
- 2) Consider three readings of Bylaw 3437/2009.

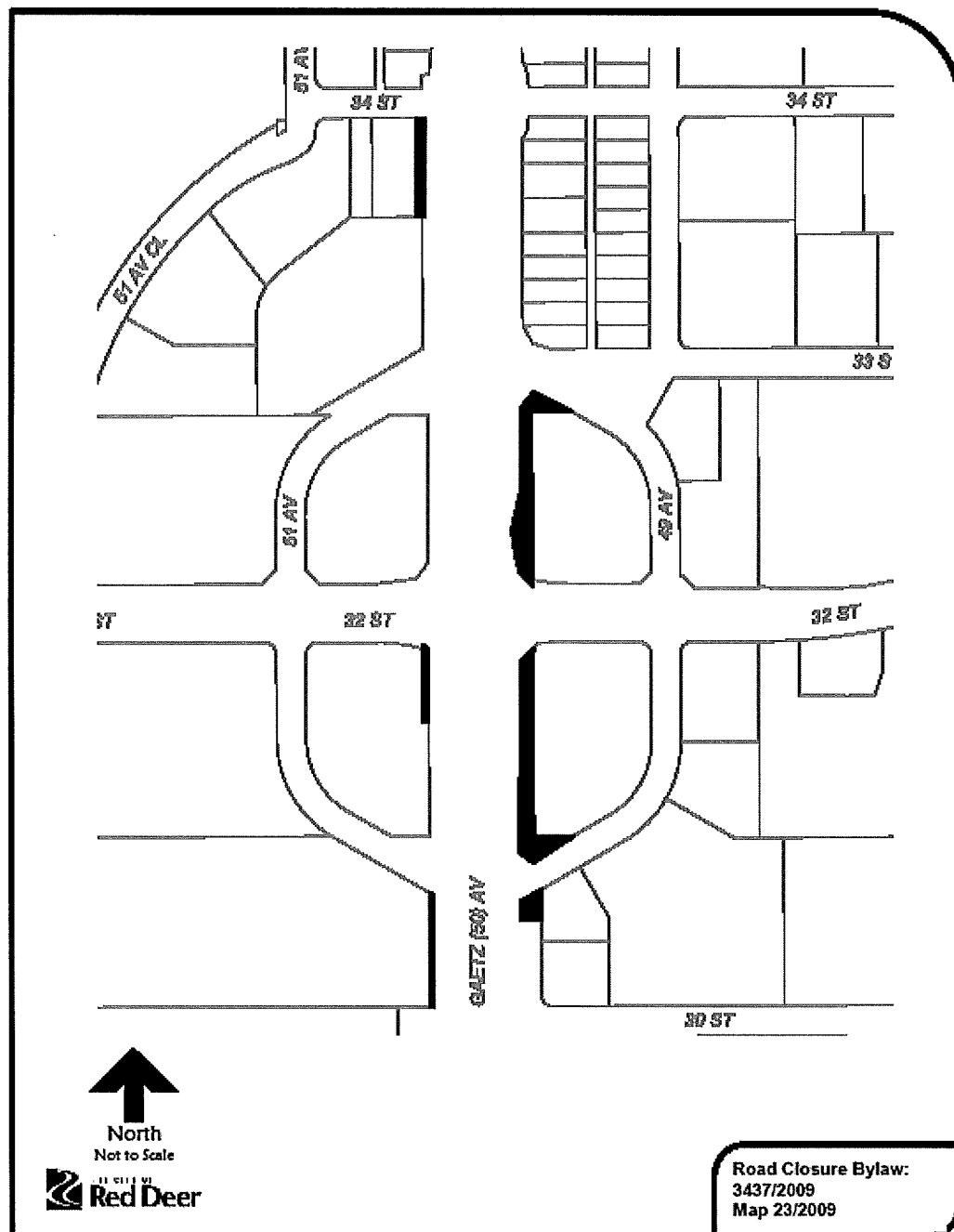


Liz Soley
Land Services Specialist

Cc: Howard Thompson, Land & Economic Development Manager
Frank Colosimo, Engineering Services Manager
Dean Krejci, Financial Services Manager
Frieda McDougall, Deputy City Clerk

Page 3 of 3
Road Closure Bylaw 3437/2009

Road Closure



Comments:

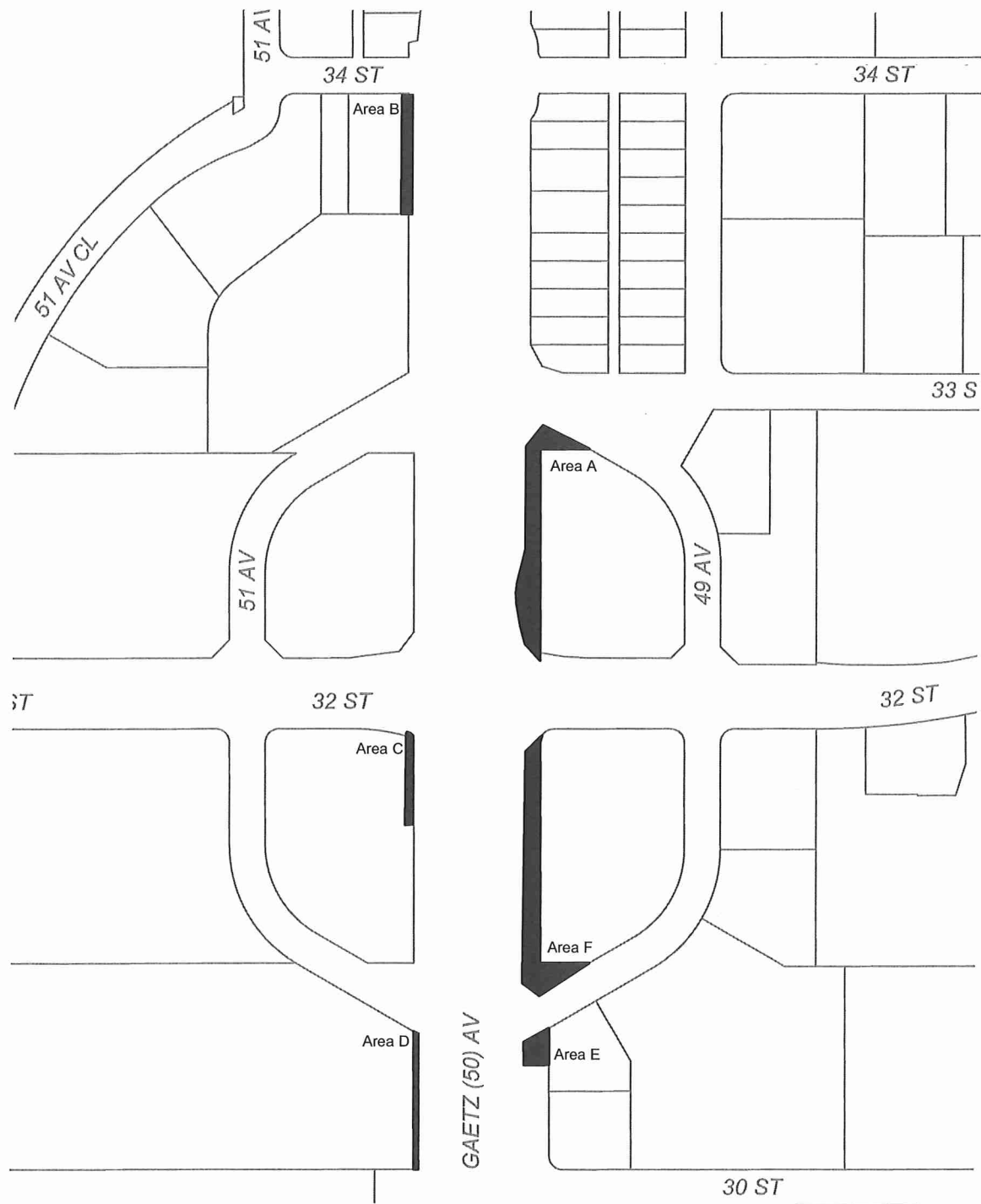
We support the recommendation of Administration that Council proceed with three readings of the Road Closure Bylaw.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

Road Closure

ORIGINAL



North
Not to Scale



Road Closure Bylaw:
3437/2009
Map 23/2009

ROAD CLOSURE BYLAW NO. 3437/2009

REVISED ROAD
CLOSURE BYLAW
3437/2009 AS AT
OCTOBER 5, 2009

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1 The following portions of roadway in the City of Red Deer, as noted on the attached map, are hereby closed:

PLAN 092____ AREA 'A' CONTAINING 0.136 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'B' CONTAINING 0.039 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'C' CONTAINING 0.011 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'D' CONTAINING 0.019 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'E' CONTAINING 0.023 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'F' CONTAINING 0.153 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK



Council Decision – October 5, 2009

DATE: October 6, 2009

TO: Liz Soley, Land Services Specialist
Howard Thompson, Land & Economic Development Manager

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Clarifying Closure of Portions of Roads along Gaetz Avenue and 32nd Street
of Road Closure Bylaw 3437/2009

Reference Report:

Land Services Specialist and Land & Economic Development Manager, dated September 29, 2009

Bylaw Readings:

At the Monday, September 22, 2008 Council Meeting City Council passed Road Closure Bylaw 3411/2008 and Land Use Bylaw 3357/AA-2008 as part of the Gaetz Avenue and 32nd Street Intersection Improvements Project. At the June 29, 2009 Council Meeting City Council Passed Road Closure Bylaw 3430/2009 and Land Use Bylaw Amendment 3357/P-2009.

It was determined that there was inconsistent wording in the previous bylaws and therefore Road Closure Bylaw 3437/2009 will enable proper registration at Land Titles. The intent of the original Road Closure Bylaw 3411/2008 has not changed. There will be no advertising as it is not required. At the Monday, October 5, 2009 Council Meeting Road Closure Bylaw 3437/2009 received all three readings. A certified copy of Road Closure Bylaw 3437/2009 is attached.

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative and Administrative Services Manager

cc: Director of Development Services
Financial Services Manager

ROAD CLOSURE BYLAW NO. 3437/2009

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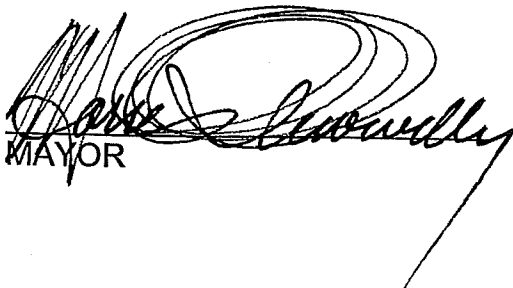
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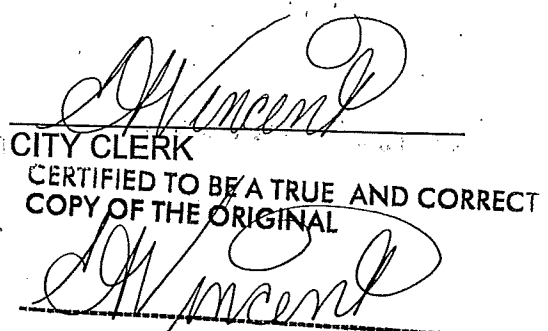
READ A FIRST TIME IN OPEN COUNCIL this 5th day of October 2009.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of October 2009.

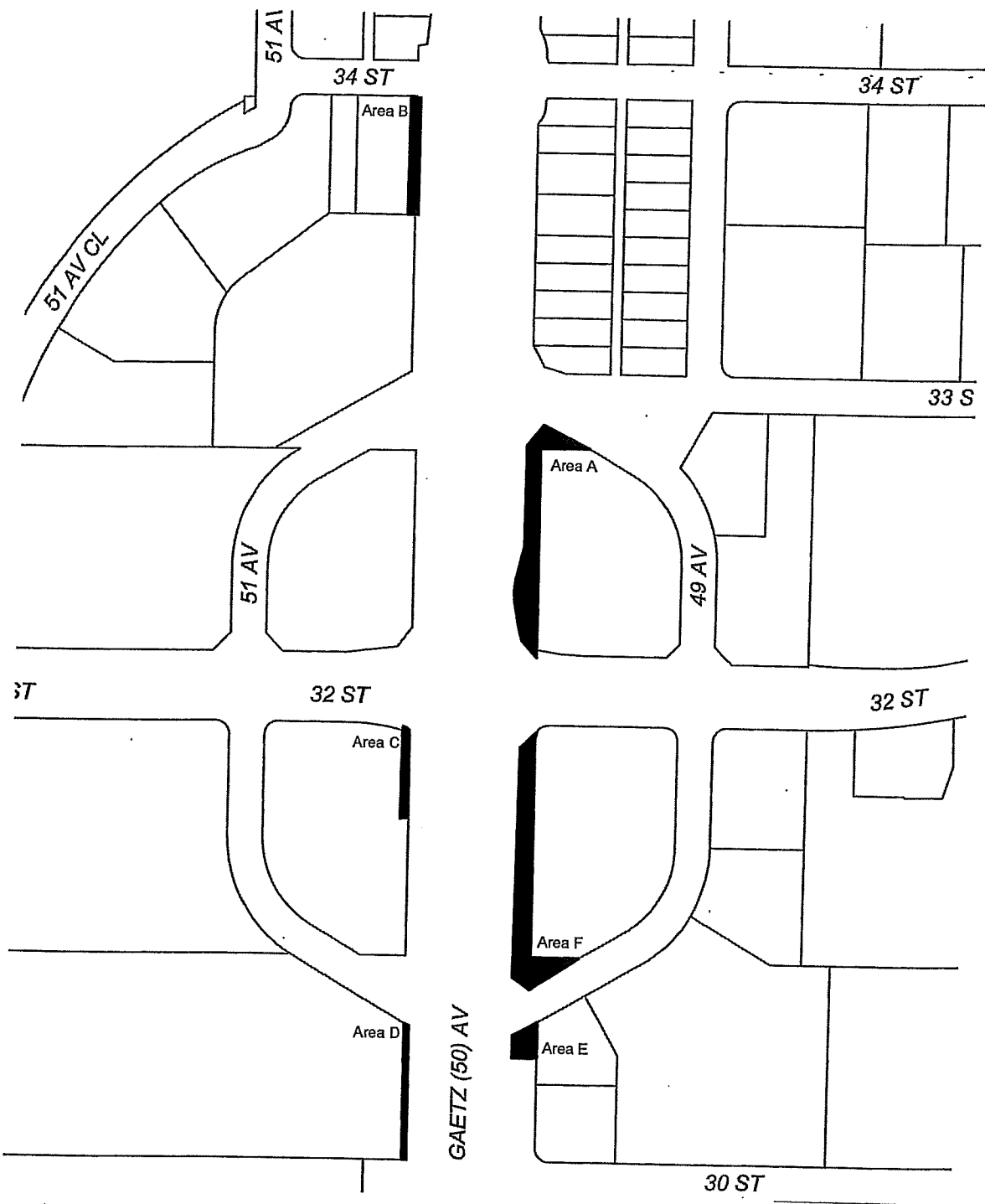
READ A THIRD TIME IN OPEN COUNCIL this 5th day of October 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of October 2009.


MAYOR


CITY CLERK
CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL

Road Closure



North
Not to Scale



Road Closure Bylaw:
3437/2009
Map 23/2009

FILE COPY

**The City of Red Deer
Bylaw Readings**

Moved by Councillor: PARKS Seconded by Councillor: JEFFERIES

That Bylaw No. 3437/2009

BE READ A FIRST TIME IN OPEN COUNCIL this 5TH day of OCT. 2009.

BE READ A SECOND TIME IN OPEN COUNCIL this 5TH day of OCT. 2009.

BE READ A THIRD TIME IN OPEN COUNCIL this 5TH day of OCT. 2009.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2nd AND 3rd READINGS OF THIS BYLAW.



Reports Item No. 4

DATE: September 15, 2009

TO: Elaine Vincent, Legislative & Administrative Services Manager

FROM: Ed Morris, Greater Downtown Coordinator

SUBJECT: C1 Public Realm Implementation

Background:

Revitalization of our downtown is a key priority for the community of Red Deer. Council adopted the Greater Downtown Action Plan Progress & Potential – Red Deer's Greater Downtown Action Plan as a planning tool for the development of the Greater Downtown Area.

Discussion:

As part of the 2010 Budget process, Council will consider a capital budget request for the redevelopment of Gaetz Avenue between 46th Street and 52nd Street as a 2011 project. To ensure implementation in 2011, planning dollars must be approved now to ensure timelines can be properly managed. The funding amount required for the planning phase is \$140,000.00 and can be obtained by a transfer of \$140,000.00 from the Public Realm Reserve.

Recommendation:

City Council approve the transfer of \$140,000.00 from the Public Realm Reserve for the planning phase of the Gaetz Avenue redevelopment between 46th Street and 52nd Street.



Ed Morris
Greater Downtown Coordinator

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



DATE: September 15, 2009
TO: Elaine Vincent, Legislative & Administrative Services Manager
FROM: Ed Morris, Greater Downtown Coordinator
SUBJECT: C1 Public Realm Implementation

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Recommendation:

City Council approve the transfer of \$140,000.00 from the Public Realm Reserve for the planning phase of the Gaetz Avenue redevelopment between 46th Street and 52nd Street.

Ed Morris

Greater Downtown Coordinator

FILE COPY



Council Decision – October 5, 2009

DATE: October 6, 2009
TO: Ed Morris, Greater Downtown Coordinator
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: C1 Public Realm Implementation

Reference Report:

Greater Downtown Coordinator, dated September 15, 2009

Resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Greater Downtown Coordinator, dated September 15, 2009, re: C1 Public Realm Implementation, hereby approves the transfer of \$140,000 from the Public Realm Reserve for the planning phase of the Gaetz Avenue redevelopment between 46th Street and 52nd Street."

MOTION CARRIED

Report Back to Council: No

A handwritten signature in blue ink, appearing to read 'Elaine Vincent', written over a light blue circular stamp.

Elaine Vincent
Legislative and Administrative Services Manager

cc: Director of Corporate Services
Director of Development Services
Financial Services Manager
City Manager

Reports Item No. 5**EMERGENCY SERVICES**

Date: September 21, 2009

To: Elaine Vincent – Legislative and Administrative Services Manager

From: Jack MacDonald – Fire Chief/Emergency Services Manager

Subject: Provincial EMS Dispatch Funding

History:

On May 29, 2008 the Minister of Health announced governance and funding for ground ambulance services would be transferred from municipalities to the new provincial health authority. Three key deliverables were to take effect April 1, 2009:

1. Transition of governance and funding from municipalities to the Health system.
2. Implementation of a provincial framework for medical direction.
3. Consolidation of dispatch services.

The original plan was to develop contracts with select dispatch agencies, however this plan was changed and a Request for Proposals was released by the Province on September 23rd, 2008. The Province's stated aim was to reduce the number of dispatch centres to nine or less. The City of Red Deer submitted its proposal in time to meet the November 10, 2008 deadline and subsequently received word on December 23rd that it would not be one of the preferred proponents.

Once it became clear the April 1, 2009 transition deadline for dispatch services would not be met by the Province's preferred proponent, discussions between the Province and The City took place to develop a mutually agreeable contract to ensure local and regional ambulance dispatch services would continue to be provided. This contract has recently been concluded, and covers the time period from April 1, 2009 through to September 30, 2010. While there is a ninety day termination clause in the contract, The City will be paid the full amount of the contract should Alberta Health Services terminate the agreement without cause prior to the September 30, 2010 expiry date. There is also a provision to extend the contract - a minimum ninety day extension period for each extension.

Financial Implications:

The 2009 City of Red Deer Budget was passed in January, 2009, well before this contract was finalized. City Council needs to be aware of the details of the contract and the implications on the 2009 Budget. The financial details are as follows:



EMERGENCY SERVICES

- Alberta Health Services will pay The City \$62,000 per month, or \$558,000 for the nine months of 2009 that the contract is in effect. These figures are based upon the estimated number of calls to be dispatched, and will be reconciled each month with the actual number of calls dispatched.
- The actual rate is calculated using \$53 per billable event (dispatch).
- Ambulance dispatch revenue previously budgeted to be received from The City's external regional clients for the last nine months of 2009 will be foregone (\$62,000), since AHS is now paying for these services.
- Additional personnel costs in 2009, as a result of an increase to dispatcher hours to ensure compliance with AHS contract requirements will cost The City \$45,000.
- The net positive impact to the 2009 budget is projected to be \$451,000.

Budgeted

2009 projected revenue from AHS	\$558,000
Less regional revenues	- 62,000
Less increased overtime	- <u>45,000</u>
Net Surplus	\$451,000

Financial Services has reviewed the dispatch contract information and concluded that the best ways to manage the financial aspects of the contract are to present the 2009 information to City Council, transfer the surplus into the general reserve, and deal with the 2010 financial details in the form of an SPFR as part of the 2010 Budget process.

Recommendations:

That City Council approve the transfer of the budgeted net surplus received in 2009 from the EMS Dispatch contract with Alberta Health Services, estimated to be in the amount of \$451,000, into the Tax Stabilization Reserve.

A handwritten signature in blue ink, appearing to read 'Jack MacDonald'.

Jack MacDonald
Fire Chief/Manager
Emergency Services

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



EMERGENCY SERVICES

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Recommendations:

That City Council approve the transfer of the budgeted net surplus received in 2009 from the EMS Dispatch contract with Alberta Health Services, estimated to be in the amount of \$451,000, into the Tax Stabilization Reserve.

A handwritten signature in blue ink, appearing to read 'Jack MacDonald'.

Jack MacDonald
Fire Chief/Manager
Emergency Services

Christine Kenzie

From: Elaine Vincent
Sent: September 25, 2009 8:43 AM
To: Christine Kenzie
Subject: FW: Please review 'Provincial EMS Dispatch Funding'

Attachments: Provincial EMS Dispatch Funding.doc

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

Item for open council....

Elaine Vincent
Manager, Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Jack MacDonald
Sent: Thursday, September 24, 2009 6:12 PM
To: Elaine Vincent; Mary Bovair
Cc: Dean Krejci
Subject: Please review 'Provincial EMS Dispatch Funding'

Please review the attached document. Once I get your go-ahead, I will submit to Elaine to be included on the October 5th City Council meeting agenda. Thanks,

Jack.



Provincial EMS
Dispatch Fundin...



Council Decision – October 5, 2009

DATE: October 6, 2009
TO: Jack MacDonald, Fire Chief/Emergency Services Manager
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Provincial EMS Dispatch Funding

Reference Report:

Fire Chief / Emergency Services Manager, dated September 21, 2009

Resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Fire Chief/Emergency Services Manager, dated September 21, 2009, re: Provincial EMS Dispatch Funding, hereby approves the transfer of the budgeted net surplus received in 2009 from the EMS Dispatch contract with Alberta Health Services, estimated to be in the amount of \$451,000 into the Tax Stabilization Reserve."

MOTION CARRIED

Report Back to Council: No

A handwritten signature in blue ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative and Administrative Services Manager

cc: Director of Corporate Services
Director of Development Services
Financial Services Manager

**Reports Item No. 6**

DATE: September 25, 2009

TO: Elaine Vincent, Manager
Legislative and Administrative Services

FROM: Roxana Nielsen Stewart, Program Coordinator-Housing
Scott Cameron, Manager
Social Planning Department

SUBJECT: Community Plan to End Homelessness in Red Deer

The Province of Alberta is currently inviting applications for funding to end homelessness. For local organizations to access this funding, the Province requires that a community plan be **approved** by each local municipal council. The requirements of this plan are quite specific to the objectives outlined in the provincial plan to end homelessness.

While the community has a vision and framework to end homelessness by 2018, the existing document does not meet the Province of Alberta's requirements. To further access funding, the Province notified The City that a plan amendment would be required. The timelines for this amendment were very tight – especially given the short notice and timelines that spanned the summer months. Key stakeholders have worked very hard to bring to plan amendments to their present state.

Background

Red Deer currently has a ten-year plan to end homelessness; the result of work completed by the Mayor's Task Force on Ending Homelessness. As a result of this local effort to reframe homelessness, and the efforts of many other Albertans, the Province of Alberta launched a ten-year plan to end homelessness earlier in 2009. Significant funds have been committed to support the objectives of the provincial plan.

At the conclusion of the local planning process, the Social Planning Department committed funding from the Housing Solutions Fund over three years for the Red Deer and District Community Foundation to support a housing coordination role. This coordination role is to oversee progress of the local ten-year plan to end homelessness, support community organizations in their planning efforts, encourage local networking and reporting, and plan for changes and updates to the local plan.

The provincial requirements to have local plans meet specific objectives, has required significant community mobilization to meet deadlines. Further, the close working relationship with the Province of Alberta for both funding and planning has required considerable self-reflection on the part of The City of Red Deer and the Red Deer & District Community Foundation. While The City of Red Deer has administered housing and homelessness funding for the past nine years, the new requirement for Council approved plans has impacted community dynamics. Until this point, The City has viewed local plans as "community" plans – a reflection of broad views collected through the engagement of many varied stakeholders. While it is still the desire to ensure that plans are reflective of local needs and perspectives, the process of producing and "approving" plans has required clarification.

Over the past several weeks, the Social Planning Department has been meeting with representatives from the Red Deer and District Community Foundation ("the Foundation") and the Red Deer Housing Committee to seek clarification relative to roles and responsibilities. These efforts will result in the development of a new charter between The City and the Foundation to deliver on the funding and planning requirements of the Community Entity (CE).

The Community Entity Partnership Charter will not only clarify the roles and responsibilities of The City and the Foundation in the stewardship of funding and planning processes, but it will also attempt to outline the key players in coordination of housing efforts through an organizational chart.

Recommendation

That City Council approves the current multi-year planning document to end homelessness as a planning tool for the community.



Roxana Nielsen Stewart
Program Coordinator-Housing
Social Planning



Scott Cameron
Manager
Social Planning

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



DATE: September 25, 2009

TO: Elaine Vincent, Manager
Legislative and Administrative Services

FROM: Roxana Nielsen Stewart, Program Coordinator-Housing
Scott Cameron, Manager
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Recommendation

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Roxana Nielsen Stewart
Program Coordinator-Housing
Social Planning



Scott Cameron
Manager
Social Planning

EveryOne's Home

5 Year Community Plan ~ Towards Ending Homelessness in Red Deer

2010 - 2015

EveryOne's Home Advisory Committee
October 2009

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From the Everyone's Home Advisory Committee* Chair

Dear Friends:

In 2005, Mayor Morris Flewwelling responded to the request from the Red Deer Housing Committee to comprehensively address ending homelessness. The *Mayor's Task Force on Ending Homelessness* worked long and hard and in February 2008, they presented *EveryOne's Home – Red Deer's Vision and Framework on ending Homelessness by 2018*.

At that time, Red Deer was a leader in 10 year plans in Canada, having learned from our southern neighbours. Our Vision and Framework has served us well, and this Plan is the next step in our community's response to homelessness.

The Plan is based on the principle that there is nothing more important than having a home. A home is more than just a place to sleep, it is a place to be with family and friends, to live in peace and safety. Our Plan to end homelessness is a bold and innovative plan working to both end and prevent homelessness. Our plan includes both proven programming and innovative ideas based on successfully implemented models.

The people this plan will support -- those without shelter or under housed, people who are vulnerable and working to cope -- belong to this community, belong to my community, belong to our community.

I am pleased to introduce you to our Community Plan to End Homelessness. Thank you all for your service, investment and commitment and I look forward to working with you to address homelessness.

Sincerely,

Jennifer Vanderschaeghe

EveryOne's Home Advisory Committee Chair

Introduction

Homelessness is a complex issue that affects many people at different points in their lives.

On any given night about 200 individuals are homeless* in Red Deer. They stay in shelters, sleep outside, temporarily stay with friends and live in cars - their circumstances are vast and diverse. Some have been homeless for a long time; for others it is a new and scary situation. They may have become homeless due to an untreated mental illness, because they are fleeing domestic violence or have lost their job. They are individuals and families; youth and seniors; long time residents and newcomers. The effects of homelessness are profound and the impact on our community is evident.

This situation is unacceptable in our community, in all communities. Through local, provincial and national initiatives, ending homelessness is possible.

Background

Red Deer has a history of demonstrating good leadership and innovation in housing solutions. In February of 2005, at the request of the Red Deer Housing Committee*, the Mayor's Task Force on Ending Homelessness was established with Mayor Flewwelling at the helm. The Task Force was made up of leaders from throughout the community and its various sectors.

With the leadership of Mayor Flewwelling, the Task Force was able to learn from the hard work and wealth of knowledge available in our own community, and it built on that knowledge by conducting research and examining best practices from other cities in Canada and the United States.

The Task Force worked to develop a Framework that would assist the community to organize and create a strategic focus around this issue. The Framework uses the metaphor of a river to describe homelessness by creating interventions both from an "upstream" and "downstream" perspective. The three "upstream" priority areas are preventative in nature: healthy relationships, systems prevention and emergency prevention. These priority areas focus on reducing the likelihood that individuals who are "at risk" will fall into the river of homelessness. The three "downstream" priority areas relate to how we as a community will focus our work on "pulling people out of the river" of homelessness. These are providing emergency assistance, housing options, and support.

The Task Force worked for three years and the result was *"EveryOne's Home Red Deer's Vision and Framework on Ending Homelessness by 2018"*, (The Vision) a working tool to guide us over ten years as we strategically focus our efforts on ending homelessness in the city. It was officially released on February 12th, 2008.

*See glossary

Red Deer City Council recognized the completion of the Mayor's Task Force on Ending Homelessness as an ad hoc committee to Council on April 21st, 2008 and as the initiative moved from planning to implementation, the Task Force supported the formation of an Advisory Committee to oversee further development of the Vision and the creation of a community based leadership position to oversee and monitor its implementation.

The Red Deer & District Community Foundation (RDDCF)*agreed to host the community based leadership position and established the EveryOne's Home Advisory Committee to help support and guide the work.

Homelessness is not just a community of Red Deer issue, it is a provincial issue. In late 2007 the Government of Alberta announced that it would embark on a 10-year initiative to address homelessness in the province. The lead responsibility of the development and implementation of this plan was given to a newly created agency of the government: the Alberta Secretariat for Action on Homelessness (the "Secretariat"). In March of 2009 The Government of Alberta's "A Plan for Alberta: Ending Homelessness in Ten Years" was released.

The Executive Summary in "*A Plan for Alberta: Ending Homelessness in Ten Years*"* states:

"Alberta faces a growing challenge of homelessness. The reasons behind the increase in homelessness are many and complex, rooted in fiscal, social and policy decisions over many years....

The Plan recognizes and supports community-led action on homelessness, and aims to coordinate province-wide efforts. The Plan sets out a series of actions aimed at shifting the work of homeless-serving agencies, communities and governments away from simply managing homelessness, and towards ending homelessness through a **housing first* philosophy**.

Under this housing first philosophy, investments are focused on three key areas:

- **Rapid re-housing*** of homeless Albertans, moving them from streets and shelters into permanent housing.
- **Providing client-centered supports** to re-housed clients, helping them obtain the assistance they need to restore their stability and maintain their housing.
- **Preventing homelessness** through emergency assistance and by providing adequate and accessible government programs and services to Albertans.

The Plan for Alberta puts an emphasis on self-reliance. It also provides for a substantially lower-cost, long-term solution versus the status quo."

This plan is significant as Alberta is the first province in Canada to commit itself to ending homelessness.

In Red Deer in order to access provincial funding in the future, our community plan requires some specifics that were not in our original Vision. In addition to the provincial requirements, significant changes in the economy, the addition of housing stock and new programs in our community have significantly changed the local landscape.

Therefore, with *"EveryOne's Home Vision and Framework on Ending Homelessness by 2018"* as a guiding document and now *"A Plan for Alberta"* to help guide our work as well, this Plan is the next step in implementing a community response to homelessness.

Staying True to Our Vision ~ A Community Priority

As indicated, Red Deer has a Vision to end homelessness by 2018 and we have been working since 2005 with this in mind.

The Framework that was developed for *"EveryOne's Home Vision and Framework on Ending Homelessness by 2018"* had six areas of focus, healthy relationships, systems prevention and emergency prevention, which are all more preventative in nature and emergency assistance, housing options, and support which are more responsive in nature.

As the work to go from a Vision to a Plan was underway it was determined that while extremely valuable, the Framework posed some logistical difficulties with some strategies impacting more than one, or often all of the different areas. It was determined that the new pool of strategies that had been developed for the Plan could actually better fit under four goals, although they were all reflective of the Framework.

Through the process of creating the Framework, the Task Force made broad recommendations for the development of strategies; these recommendations remained intact as a new set of goals and strategies for the Plan were crafted. They are:

1. Prevention of homelessness through systemic changes in policies, procedures, partnerships and processes.
2. Reduce the amount of time in homelessness with options for rapid re-housing and required supports.
3. Promote the "Housing First" approach - provide stable housing first, then customize support services based on individual needs.
4. Create opportunities for individuals experiencing homelessness to develop supportive relationships.
5. Ensure appropriate housing and supports for our most vulnerable community members; Aboriginal people, active substance users,

individuals with mental illness and/or chronic physical health conditions, women and children leaving domestic violence, international newcomers and individuals leaving institutional settings.

6. Increase stock and accessibility of permanent affordable housing.
7. Enhance inter-agency collaboration and case management services.²

Our Vision, to end homelessness by 2018, is still what we are striving for however, because history has told us that the pace at which things can change makes it difficult to plan too far into the future, this Plan has been designed to strategically guide our work until 2015 when we will come together and update it to be responsive to the circumstances of the times.

We are confident that the work that occurs in the community between now and 2015 will position us to successfully end homelessness, as indicated in the original Vision, by 2018.

Red Deer has a Vision to end homelessness; this plan is the means to achieve it.

Homelessness in Red Deer

Red Deer & District Community Foundation's Vital Signs* 2007 identified homelessness as the #1 community concern.³

There are approximately 200 homeless individuals at any given time in Red Deer. This is not a scientifically valid number, in fact, it is our community's best guess. At a community stakeholder consultation that was held in Red Deer on August 17, 2009 it was acknowledged that we currently have no clear cut number for how many homeless individuals we have in our community. Stakeholders, including service providers and individuals who are homeless determined that 200 is the most sensible number.

To identify routes into and out of homelessness and to examine services and supports for our hard to house community members the Red Deer Housing Committee commissioned a study in 2006. Key findings were as follows:

- 65% of the people identified as homeless were males between the ages of 25 and 44.
- 52% were single and 28% were either separated or divorced.
- One in three people identified themselves as Aboriginal.
- Nearly one in three had spent time in foster care.
- People experiencing homelessness were found to have low education, low income and be unemployed.
- 94% of the homeless reported they were currently without housing at least in part because they could not afford a damage deposit.
- There is a higher portion of females homeless in Red Deer than other centres.

*See glossary

- Issues of housing affordability, substance abuse, physical health, mental health, and disability were also identified as routes into homelessness.
- Routes out of homelessness included increased income, access to affordable housing, flexibility in housing start-up requirements, access to mental health services, and having supportive relationships. ⁴

To add to the context for our local research we have included "The Risk, Trigger, Trap Road to Homelessness" as found in the Calgary and Edmonton plans to end homelessness^{5&6}

The Risk, Trigger, Trap Road to Homelessness Identified by the Calgary Homeless Foundation		
<p>People whose life experiences include one or more RISK factors:</p> <ul style="list-style-type: none"> • Poverty • Mental illness, chronic substance abuse and addictions • Physical and developmental disabilities • Abuse, family conflict • No or few social networks, isolation, lack of supportive relationships • Lack of education • Disruptive childhood experiences, such as time spent in foster homes 	<p>Encounter a TRIGGER event, an incident which leads to the loss of one's home:</p> <ul style="list-style-type: none"> • Financial, family crisis • Moving, for economic or social reasons • Family, roommate, landlord conflict • Health crisis • Crime (either perpetrated, or as the victim) <p>The majority of people who lose their homes are able, with the help of family and friends, to get their lives back on track. They typically don't seek assistance from social agencies, and do not become part of the homeless count numbers. But some aren't as fortunate. They turn to outreach workers for help and they are the real people behind the homeless count numbers.</p>	<p>They're caught in the homelessness TRAP, finding themselves up against multiple and cumulative barriers, including:</p> <ul style="list-style-type: none"> • 'no address, no welfare: no welfare, no address' • Getting 'lost in the system': navigating all municipal, provincial and non profit services for help becomes overwhelming, if not impossible • Conditions put on housing: sobriety, no criminal record, good credit history • Employment barriers: no permanent address, lack of transportation, health issues, insufficient education, poor hygiene and lack of sleep from living on the streets or in a shelter • Discrimination, based on race or family circumstances <p>Of this subpopulation of homeless, some will simply not be able to find their way out, and will become chronically homeless.</p>

Preventing homelessness is as important in ending homelessness as getting individuals off the street. In Red Deer 37.5% of renter households are spending more than 30% of their income on rent⁷, placing them into the core housing need* category and at risk of becoming homeless.

Good work has happened and is happening in Red Deer in regards to housing and homelessness. An annual report to the community will be released in November of each year highlighting the various efforts that are happening and the programs and services that are available.

Plan Summary

Throughout this plan, we apply a very broad definition of the word "individuals", it is used considering all ages, including youth and seniors, cultural heritage, life experiences, and health. We recognize that there are some groups of individuals or certain age groups that may require more specific or specialized strategies. This plan is flexible and responsive. It will meet the cultural and specialized needs of the homeless within Red Deer.

Vision – End Homelessness in Red Deer by 2018

Goal #1 – Red Deer has sufficient housing options that meet the diverse and changing needs.

Goal #2 – Individuals and families in Red Deer have access to support services whose main focus is on maintaining housing or finding permanent housing.

Goal # 3 –Through awareness, healthy relationships, increased capacity and good communication Red Deer will end homelessness.

Goal #4 - Red Deer has improved data systems and knowledge in regards to homelessness.

There are a total of **11 strategies and 31 action steps** for our community to work on until 2015. These are our starting point strategies and actions. We may have to adjust them or add to them over time. As a community we may need to respond to changing social, economic or political trends or be able to take advantage of opportunities that may present themselves that will help us reach our vision.

There is also **16 targets**, these will allow us to keep focused and measure our progress. These targets are a best guess of what we hope to accomplish by 2015. Targets, however, may be influenced by a variety of factors, including the economy, migration, employment rates, political leadership and the like.

Vision, Goals, Strategies and Actions

Vision – End Homelessness in Red Deer by 2018

Goal #1 – Red Deer has sufficient housing options that meet the diverse and changing needs.

Goal #1 Targets:

- By 2011 a rapid housing program is developed with 20 units available through the open market, increasing to 60 units by 2015.
- By 2013 an additional 40 specialized housing options (e.g. single room occupancy suites, permanent supportive housing for people with severe addictions and or persistent mental illness or cognitive disabilities etc), will be operational in the community.
- 5 short-stay units will be operational by 2013.
- In total 500 new housing options are developed between 2010 and 2015. 40% will be new stock and 60% will be conversion of existing market stock to affordable housing options.
- The percentage of renters in Red Deer who pay more than 30% of their income on rent will be reduced from 35.7% to 25% or less by 2015.

1. Create additional housing options.

- a. Promote and work to enhance existing opportunities for the development of affordable housing.

Current programs exist such as Canada Mortgage and Housing Corporation's (CMHC) SEED funding, Proposal Development funding, Secondary and Garden Suite funding and various other incentives as well. Other examples would include the Government of Alberta's Requests for Proposals for Affordable and Homelessness Housing Capital calls, the City of Red Deer's Capital RFP for Affordable Housing. These opportunities will be leveraged to their highest potential to create a variety of additional housing options. (Affordable housing options will include accessible housing)

- b. Promote the use of legal secondary suites as a legitimate housing form.

The City of Red Deer is currently working through a process on secondary suites. Legal and safe secondary suites are a viable option for the creation of additional affordable housing options.

- c. Develop a Red Deer re-rapid housing program that works with local landlords and property managers to increase available housing options.

Develop a skilled housing search and housing placement service that is available to rapidly re-house all people who their housing or who are homeless and who want permanent housing.

- d. Identify the specific needs and create additional housing options with specialized supports for individuals who, due to a variety of circumstances, cannot be placed directly in to independent permanent housing.

Edmonton, in their "A Place to Call Home- Edmonton's 10 year Plan to End Homelessness" notes that a Housing First approach will not work for all people who find themselves homeless. "While it isn't possible to predict with absolute certainty which individuals a Housing First approach will not work for, research indicates that youth, people with persistent mental illness or cognitive disabilities (e.g. FAS) and people with chronic substance abuse problems will benefit more from permanent supportive housing or congregate/transitional type of housing."³ These housing options may include drug and alcohol treatment centers / recovery homes, supported housing for individuals with cognitive disabilities and youth.

- e. Develop Rapid housing short-stay units.

The ideal scenario is following the "Housing First" approach of placing homeless individuals in suitable, affordable housing as quickly as possible after becoming homeless. However, rental accommodation might not be readily available mid-month or during a particular time period. Having a stock of 5 short-stay units will help move the individual off the street until a suitable rental space is available.

- f. Create additional housing options that are specific to men.

In our community most of the homeless are men. Options such as rooming houses might be an appropriate housing option for these individuals. This concept and others such as single room occupancy suites will be explored to meet the needs of men who are homeless.

- g. The community will work with the City of Red Deer and the Province of Alberta to develop opportunities and/or offer incentives that will lead to the creation of additional housing options.

Such opportunities or incentives might include land banking, property tax incentives, higher density developments, etc.

2. Sustain existing housing options.

- a. Ensure our community has a strategy in place to replace affordable housing stock that is lost due to expiry of contracts or change of use.

Using information from the Province, the City and local organizations, create an inventory of all current affordable housing units and how long they will be designated as affordable housing. Once the inventory is in place, a mechanism will be set up to notify when stock may be lost due to expiry of contracts or change of use. We will then work to replace that stock.

- b. Ensure rent subsidies are adequate for our community.

Work with the province to ensure that rent subsidies in their programs are adequate for the Red Deer market and for the number of individuals within the Red Deer community who need them.

Goal #2 – Individuals and families in Red Deer have access to support services whose main focus is on maintaining housing or finding permanent housing.

Goal #2 Targets:

- By 2011 local outreach services are consulted, expanded and enhanced.
- The homeless population does not grow from 2010 – 2012 and decreases by 15% annually thereafter.
- The average length of stay in shelters is less than 21 days by 2015.

Strategies

1. Prevent homelessness.

- a. Develop an early warning system to assist in the identification of high risk eviction situations and provide information and assistance to tenants.

Work with landlords, property managers, people housed and their support workers to develop an early warning system that identifies individuals/families who are at risk of eviction. Those individuals/families are then provided with information or are connected with the appropriate resources to help them remain housed. Appropriate resources could be (but are not limited to): rent/mortgage/utility assistance, landlord/tenant intervention, maximizing income through coordination of benefits and utilization of the correct income assistance program.

- b. Work to ensure there is effective collaboration between institutional and community support services to ensure that stable housing options are

available for all individuals who are discharged from the correctional system, the child welfare system, and health systems.

Processes will be developed to ensure that when an individual is discharged from the correctional system, the child welfare system and the health system that there will be a coordinated plan with local services to find stable housing for the individuals.

- c. Establish a flexible, accessible community-based fund for costs related to prevention of eviction not covered by other sources.

Areas such as heavy cleaning, repairs to damages are two examples currently not covered by other sources.

2. Re-house those individuals/families who are homeless.

- a. Through appropriately funded services individuals who are using the shelters will be quickly moved into permanent housing appropriate for the circumstances of that individual or family.

Recognizing our shelters provide emergency assistance: The community's capacity to move individuals from a shelter and into secure permanent, stable housing needs to be increased. The development of a rapid re-housing program in Red Deer as well as outreach will assist with quickly moving individuals and families from the shelter system.

The Community Coordinated Outreach Team has been operating in the community since 2001. This team has actively assisted homeless individuals into housing, provided client-centered supports, developed housing plans with clients, developed case management best practices and supported clients to remain housed. The current agencies involved in the Community Coordinated Outreach Team as well as other agencies working with the homeless population will be consulted as to how to best coordinate and enhance the existing outreach programs.

- b. Increase the level of independence and provide opportunities for those living at risk to increase their income through micro-enterprise development, self employment and employment.

Work with existing services, such as Employment Placement and Support Services, Vested Interest and Community Capital to provide opportunities for success in these areas.

- c. Develop a mechanism to assist individuals and families in establishing a new home.

This may be an accessible fund for costs related to moving or utility hook ups or the establishment of a local furniture bank.

Goal # 3 – Through awareness, healthy relationships, increased capacity and good communication Red Deer will end homelessness.

Goal #3 Targets:

- Community perceptions of homelessness are improved by 2011.
- A 24/7 response system developed by 2014.
- Quarterly Tune Up events are held.
- Red Deer Housing Committee Meetings occur 9 times annually.
- A minimum 4 "On the Edge" issues are published annually.
- Annual reports to the community are released beginning November 2009.

Strategies

1. Put a face on homelessness.

- a. Develop a social marketing campaign to reduce stigma and discrimination against people who are homeless, poorly housed or have addictions.

When the general public has a better understanding of the issues, stereotypes are reduced or eliminated. Thus, more housing options may become available. (The Not in my Backyard (NIMBY) attitude would be reduced as new developments are being created etc.)

2. Maximize connections with and for the homeless population.

- a. Support and enhance a quarterly event for individuals who are homeless that brings together in one place a variety of supports and services.

In Red Deer several "Tune Up" events have occurred, with the Central Alberta AIDS Network engaging a community committee to ensure that the events are as inclusive, useful and accessible as possible.

- b. Identify alternative and creative ways to effectively disseminate information to individuals who are homeless and on the streets.

For example, establish a system to resource "untapped" frontline workers such as bar staff, commissionaires, bus depot staff and the like to make connections and appropriate referrals.

- c. Create a platform for people to tell their stories about homelessness.

Support "On the Edge" a street level paper where people experiencing homelessness and related issues can share their stories and other relevant information with their peers.

- d. Develop and implement a 24/7 response system for crisis situations for individuals who are homeless on the street.

Recognizing that crisis can occur at any time of the day and night for an individual on the street, a targeted response system will be developed and implemented. This response system will deal with the immediate crisis and then will transfer the client to the appropriate agency or outreach worker.

3. Maximize connections between all service providers, policy makers, government programs, local funders and the broader community.

- a. The Red Deer Housing Committee has been and will continue to be the community voice in increasing available, affordable, accessible and decent housing options for citizens of Red Deer through collaborative partnerships, education and advocacy.

When necessary the Red Deer Housing Committee will provide leadership in developing methods for community participation, including opportunities for collaboration and input into planning.

- b. Ensure frontline workers from the non profit sector and local government programs are familiar with the opportunities that the others have to offer and that they communicate with each other in an efficient and timely manner.

One option is for the Red Deer Housing Committee to continue to encourage public systems and non profit service providers to consistently share changes in services, policies etc. through representation at meetings. Other ways to disseminate information will also be determined.

- c. Provide the community with annual updates and reports on the work to end homelessness.

The Red Deer & District Community Foundation's Vital Signs report will inform the community about the progress on this plan. The City of Red Deer also releases an annual report on the homeless and housing projects that are funded in the community. These reports will help to increase awareness and garner broad community support for housing and homelessness.

- d. Further develop the RCMP/Outreach Pilot Program to respond to high needs individuals.

Sometimes when the RCMP are called to respond to a situation, it is the result of a mental health concern and not necessarily a criminal act. If both an RCMP member and a Mental Health Outreach Worker responded to such calls, we would be able to divert individuals away from the criminal justice system and provide connections with appropriate services and supports to ensure long term success for the individual. This project is currently in its planning stages.

- e. Support the work of the community to establish a 211* telephone line in the city.

Support the ongoing work and research of Community Information and Referral Society (CIRS) in this area. Such a system would provide 24/7 coverage to quickly link individuals and families to services that can help them maintain housing and/or find housing.

4. Create opportunities to support non-government fund development and maximize existing local funding in the community to end homelessness.

- a. Explore opportunities to promote philanthropy in regards to ending homelessness.

We work with the Red Deer & District Community Foundation (RDDCF) to establish a local version of the 30K Club that operates in Kelowna B.C. Encouraging support for The United Way of Central Alberta and the existing RDDCF endowment fund for ending homelessness would also be options.*

- b. Local funders will work towards a coordinated approach to the funding of homelessness and housing initiatives in Red Deer.

Funders such as the Red Deer & District Community Foundation and the United Way of Central Alberta will provide leadership in this area. These leaders could help funders clearly define their individual roles in ending homelessness in order to maximize the funds that are available. The result might be an initiative such as Funders Together to End Homelessness which is a funding collaboration in the United States.*

Goal #4 – Red Deer has improved data systems and knowledge in regards to homelessness.

Goal # 4 Targets:

- All provincially funded housing and supports will be using an integrated data management system by 2011 with other relevant services online by 2012.
- We are participating with our Provincial counterparts in consistent methods of counting homeless individuals by 2012.

Strategies

1. Create standards for data collection, management and reporting to ensure accurate, consistent and reliable data is available.

- a. Design appropriate standards for data collection, management and reporting.

By implementing standards, consistency is achieved through the data.

- b. Develop and support homeless and housing information systems that will capture various aspects of housing information – emergency assistance, outreach, housing placement and tracking of support systems to maintain housing.

A point in time count is one of the methodologies that might be developed. Other systems will be explored and adapted to our community.

2. Develop a central, integrated data management system.

- a. Establish a central, integrated data management system to link agencies that provide housing and supports.

By establishing a central, integrated data management system linking agencies in housing and supports we will be better prepared to provide relevant data for evidence-based decision making. Such a system will support local housing research and will evaluate programs to assess the extent to which they are meeting performance targets.

3. Incorporate additional research on housing and socioeconomic data from multiple sources.

- a. Recognizing the complex nature of homelessness, we will engage in collecting and conducting additional research that will provide a clearer understanding of the issues, the solutions and our progress.

This includes research conducted and collected through the City of Red Deer Social Planning Department, The Red Deer & District Community Foundation's Vital Signs Report and other relevant research.*

Implementing the plan

There is no one organization or individual who is solely responsible for the implementation of this plan. The Red Deer & District Community Foundation and the City of Red Deer will work to provide the leadership for the necessary work to unfold however, it will be the cumulative effort of everyone in our community that will result in successful implementation of the plan.

Costs

2011 - 2015 Operating Costs ¹	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	
Enhanced Outreach services ²	\$4,000,000.00	\$4,160,000.00	\$4,326,400.00	\$4,499,456.00	\$4,679,432.00	\$21,665,288.00
Rapid Re Housing ³	\$200,000.00	\$208,000.00	\$432,640.00	\$449,945.00	\$935,886.00	\$2,226,471.00
Direct Rent Supplement Program ⁴	\$2,624,300.00	\$2,729,272.00	\$2,838,442.00	\$2,951,979.00	\$3,070,058.00	\$14,214,051.00
Buffalo and Harbour House Projects ⁵	\$980,000.00	\$1,019,200.00	\$1,059,968.00	\$1,102,366.00	\$1,146,460.00	\$5,307,994.00
40 specialized housing options ⁶	\$0.00	\$0.00	\$2,000,000.00	\$208,000.00	\$216,320.00	\$2,424,320.00
Youth outreach and support ⁷	\$400,000.00	\$416,000.00	\$432,640.00	\$449,945.00	\$467,943.00	\$2,166,528.00
Data Management Software ⁸	\$0.00	\$35,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00
Community Development & Planning ⁹	\$100,000.00	\$104,000.00	\$108,160.00	\$112,486.00	\$116,985.00	\$541,631.00
Total Operating Costs						\$48,596,283.00
2011 - 2015 Capital Costs	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	
New affordable housing ¹⁰	\$6,000,000.00	\$6,240,000.00	\$6,489,600.00	\$6,749,184.00	\$7,019,151.00	\$32,497,935.00
Conversion ¹¹	\$4,000,000.00	\$4,000,000.00	\$2,000,000.00	\$2,000,000.00	\$0.00	\$12,000,000.00
Short stay units ¹²	\$0.00	\$0.00	\$72,000.00	\$74,880.00	\$77,875.00	\$224,755.00
Total Capital Costs						\$44,722,690.00
Total Operating and Capital						\$93,318,973.00

1. Program costs have a 4% annual allowance for inflation
2. based on 10,000 per household per year @ 400 households rehousing or preventing homelessness through case management, using Housing First when appropriate
3. based on 10,000 per household per year - 20 households 2011 - 2012, 40 households 2013,2014, 60 households 2015 - includes eviction prevention resources and home set up resources (cleaning, damage repair etc), engaging private landlords to create access to additional housing units
4. based on existing direct rent supplements
5. Buffalo and Harbour House Projects provide 48 units of Housing First with 24 hour staffing
6. 50,000 per household - 40 households
7. Youth outreach, housing support
8. Software for non funded agencies
9. Community development staff, community reporting, consultation, awareness
10. based on 40 new units @ 150,00 per unit
11. based on 60 units annually- there is a direct correlation with the rapid rehousing program as units come on with that program they are considered new housing units that have been converted leaving "other" conversions to 40 in 2011 and 2012, 20 units for 2013 2014 and no additional conversion units in 2015 the "other units" could be secondary suites, conversion of non residential to residential and have been allocated \$100,000.00 per unit
12. 5 units at 1200 per month

Funding for both operating and capital costs will come from a variety of sources including Housing and Urban Affairs, other provincial ministries, the Government of Canada, Family and Community Support Services, the United Way of Central Alberta, Red Deer & District Community Foundation, private donors etc.

Glossary of terms

211- 211 is an easy-to-remember three-digit phone number providing free, confidential, multilingual access to information about the full range of community, social, health and government services. Just as 911 now means access to emergency services, 211 is the pathway to these non-emergency human services. All 211 calls are answered by live operators, certified information specialists who assess each caller's needs and link them to the best available services and programs, 24 hours a day, seven days a week. <http://211canada.ca/what.php>

30K Club - The Kelowna Gospel Mission has developed the 30K Club as a means for local residents to help make positive, long term change for individuals who are homeless. They engage community leaders in both fund development and increasing awareness in an impactful way. <http://www.30kclub.com>

Alberta Secretariat for Action on Homelessness - On January 23, 2008, the Government of Alberta announced the establishment of the Alberta Secretariat for Action on Homelessness (the "Secretariat"). The Secretariat was given a mandate to develop a 10-year provincial strategic plan outlining "a comprehensive, coordinated and sustainable approach" to ending homelessness – including goals, timelines and financial requirements. Rather than a task force or committee, the Secretariat was established as an agency of the Alberta government, intended to not only develop but also to lead implementation of the provincial plan. <http://housing.alberta.ca/603.cfm>

At Risk of Homelessness - A person or family that is experiencing difficulty maintaining their housing and has no alternatives for obtaining subsequent housing. Circumstances that often contribute to becoming at-risk of homelessness include: eviction, loss of income, unaffordable increase in the cost of housing, discharge from an institution without subsequent housing in place, irreparable damage or deterioration to residences, and fleeing from family violence. (Government of Alberta definition)

City of Red Deer Social Planning Department - The Social Planning Department assists human services organizations that support and enhance the lives of individuals, families and the community. The Social Planning Department provides appropriate leadership and resources, including information, knowledge and support to the Community Advisory Board: Housing as well as the administration of funding provided to each organization that is funded through this process.

Community Advisory Board: Housing - When funding is designated to our community for housing and homelessness, decisions on who gets funding or what programs are funded are made by a committee of Red Deer City Council. The Community Advisory Board: Housing (CAB) committee includes a diverse group of community leaders who

have been advising Red Deer City Council on the allocation of Federal and Provincial funds administered through the City of Red Deer since 2000.

Core housing need - Core housing need refers to households which are unable to afford shelter that meets adequacy, suitability, and affordability norms. Affordability, one of the elements used to determine core housing need, is recognized as a maximum of 30 per cent of the household income spent on shelter. http://www.cmhc-schl.gc.ca/en/corp/faq/faq_002.cfm#4

EveryOne's Home Advisory Committee- Established at the request of the Mayors Task Force on Ending Homelessness, The EveryOne's Home Advisory Committee (EHAC) includes members of the Task Force, the Aboriginal community, the Red Deer Housing Committee, the community at large, the Red Deer & District Community Foundation and the City of Red Deer. EHAC is a committee of the RDDCF that has been tasked with supporting the implementation of EveryOne's Home.

Funders Together to End Homelessness - Funders Together to End Homelessness is a national network of foundations and corporations supporting strategic and effective grant making to end homelessness in the United States. www.endlongtermhomelessness.org

Homeless - Those who do not have safe, affordable, appropriate, permanent housing to which they can return whenever they choose.

Absolute Homeless - Those living on the street with no physical shelter of their own, including those who spend their nights in emergency shelters.

Relative Homeless - Those living in spaces that do not meet the basic health and safety standards including protection from the elements; access to safe water and sanitation; security of tenure and personal safety; affordability; access to employment, education and health care; and the provision of minimum space to avoid overcrowding.

Chronic Homeless- Those who have either been continuously homeless for a year or more, or have had at least four episodes of homelessness in the past three years. In order to be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency homeless shelter.

Episodic Homeless - A person who is homeless for less than a year and has fewer than four episodes of homelessness in the past three years (Government of Alberta definitions)

Housing First - Housing First is a client-centered approach which holds to the belief that before someone can break the cycle of homelessness, a safe and secure home is

necessary, with support services readily available. Housing First places priority on providing affordable, safe and permanent housing quickly, with minimal requirements beyond a standard lease agreement. Services, such as medication support, drug or alcohol treatment, and counseling are available as needed. (Government of Alberta definition)

Rapid Rehousing- Rapid Rehousing means that there are housing search and housing placement services available to rapidly re-house all people losing their housing or who are homeless and who want permanent housing.

Red Deer & District Community Foundation –Established as a registered non profit organization on June 27, 1989 the Red Deer & District Community Foundation (RDDCF) is a community catalyst committed to growing a legacy which strengthens the quality of life in Red Deer and surrounding areas. www.rddcf.ca

Red Deer Housing Committee - The purpose of the Red Deer Housing Committee is to be the community voice in increasing available, affordable, accessible and decent housing options for citizens of Red Deer through collaborative partnerships, education and advocacy. The Red Deer Housing Committee has been working in the community since 1994. Current membership includes representatives from a broad cross section of the community including concerned citizens, individuals directly impacted by housing issues, non profit service providers, regional authorities and municipal, provincial and federal governments. www.cirsonline.ca/housing

Vital Signs- Vital Signs is an annual community check-up conducted by community foundations across Canada that measures the vitality of our cities, identifies significant trends, and assigns grades in at least ten areas critical to quality of life, including housing. Vital Signs in Red Deer will be the basis for a larger Community Report on housing and homelessness in Red Deer.

Resources

1. The Alberta Secretariat for Action on Homelessness. A Plan for Alberta: Ending Homelessness in Ten Years. October 2008.
2. Mayors Task Force on Ending Homelessness . EveryOne's Home Red Deer's Vision and Framework on Ending Homelessness by 2018. February 2008.
3. Red Deer & District Community Foundation. Red Deer's Vital Signs 2007. October 2007.
4. Tandem Social Research Consulting. Ending Homelessness in the City of Red Deer for Red Deer Housing Committee. March 2006.
5. Calgary Committee to End Homelessness. Calgary's 10 Year Plan to End Homelessness. January 2008.
6. Edmonton Committee to End Homelessness. A Place to Call Home Edmonton's 10 Year Plan to End Homelessness. January 2009.
7. The City of Red Deer. Demographics and Social Trends of Red Deer: Research Report. November 2008.

Christine Kenzie

To: Elaine Vincent

Subject: FW: Housing Plan recommendations

FYI --- re report coming to Council for October 5th.

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Christine Kenzie

Council Services Coordinator

Legislative & Administrative Services

City of Red Deer

Phone: 403.356.8978 Fax: 403.346.6195

christine.kenzie@reddeer.ca

From: Scott Cameron

Sent: September 28, 2009 12:13 PM

To: Craig Curtis

Cc: Colleen Jensen; Roxana Nielsen Stewart; Linda Boyd; Christine Kenzie

Subject: Housing Plan recommendations

Hi Craig –

Further to our discussion this morning and subsequent conversations here in the Department, I would like to request the opportunity to sit in on your agenda review discussion with Morris about the housing plans. The memo that I have sent forward is based on the assumption that we will be comfortable with the plan contents – something we won't even be able to assess until we see the plan this afternoon. We are currently asking City Council to **approve** something that we've not seen, that we're not sure will meet provincial requirements, and that we're not confident will provide necessary direction to CAB (Housing) and City Council to use in financial recommendations and decisions.

We're up against these deadlines because of the provincial requirements that have changed over the past couple months and thrown the community into significant challenges around roles and responsibilities. The deadlines are only significant if there are actual applications for funding from the community – and we're not even sure that there are any applications forthcoming.

As I don't have the luxury of seeing the plan much before you and Morris meet, I'm hoping that I might be able to provide some additional insight at the agenda meeting. Thanks Craig.

Scott Cameron, Manager
Social Planning Department
The City of Red Deer

Phone: (403) 342-8101

E-mail: scott.cameron@reddeer.ca

Effective August 10, 2009 the Social Planning Department will be relocated to 4817 48 Street (Alexander Way). E-mail and telephone contact information will remain unchanged.

2009/09/28

Christine Kenzie

From: Scott Cameron
Sent: September 28, 2009 7:48 AM
To: Christine Kenzie
Cc: 'Janice Wing'; Linda Boyd; Elaine Vincent; Roxana Nielsen Stewart; 'Stacey Carmichael'
Subject: DMPROD-#886737-v1-September_25_-_Memo_to_Council_re_Community_Plan_to_End_Homelessness.DOC
Attachments: DMPROD-#886737-v1-September_25_-_Memo_to_Council_re_Community_Plan_to_End_Homelessness.DOC

Hi Christine -

I'm passing this along to you for the October 5 Council agenda. Roxana had prepared a draft that I reviewed this morning and made changes to. As you can see, there are to be a couple attachments which I hope to have for you by noon - some of which will be draft as we've not had a chance to confirm the content with our community partners - in fact, they are seeing this draft memo at the same time.

If there are any significant changes to this memo before noon, I will try to get them to you. Thanks.

Scott Cameron, Manager
Social Planning Department
The City of Red Deer

Phone: (403) 342-8101

E-mail: scott.cameron@reddeer.ca

Effective August 10, 2009 the Social Planning Department will be relocated to 4817 48 Street (Alexander Way). E-mail and telephone contact information will remain unchanged.

2009/09/28

Christine Kenzie

From: Scott Cameron
Sent: September 30, 2009 12:17 PM
To: Christine Kenzie
Cc: 'Stacey Carmichael'
Subject: Housing Plan
Attachments: 5 Year Plan towards ending homelessness.pdf

Hi Christine –

Here is the final copy. I noticed as I did a quick scan that the bottom of page 8 still makes reference to Appendix 1. There are no appendices to this plan as we decided (about 11 minutes ago) to amend a different portion of the plan. If you are making print copies of this for the agenda, could you white out that reference to (see Appendix 1). Thanks.

Scott Cameron, Manager
Social Planning Department
The City of Red Deer

Phone: (403) 342-8101

E-mail: scott.cameron@reddeer.ca

Effective August 10, 2009 the Social Planning Department will be relocated to 4817 48 Street (Alexander Way). E-mail and telephone contact information will remain unchanged.



Council Decision – October 5, 2009

DATE: October 6, 2009

TO: Roxana Nielsen Stewart, Program Coordinator – Housing
Scott Cameron, Social Planning Manager

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Community Plan to End Homelessness in Red Deer

Reference Report:

Program Coordinator – Housing and the Social Planning Manager, dated September 25, 2009

Resolution:

“Resolved that Council of the City of Red Deer having considered the report from the Program Coordinator-Housing and Social Planning Manager, dated September 25, 2009, re: Community Plan to End Homelessness in Red Deer, approves the current multi-year planning document to end homelessness titled EveryOne’s Home – 5 Year Community Plan – Towards Ending Homelessness 2010-2015 Red Deer as a planning tool for the community.”

MOTION CARRIED

Report Back to Council: No

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative and Administrative Services Manager

cc: Director of Community Services

Bylaws Item No. 1**Revised Bylaw****BYLAW NO. 3357/F-2009**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, DULY ASSEMBLED,
ENACTS AS FOLLOWS:

1. Delete Reader Board Sign and Sponsor Recognition definitions and add the following new definitions to Section 3.3(1):
 - "**Dynamic Sign** – means a sign or portion of a sign with features that move or appear to move or change, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. A Dynamic Sign includes any display that incorporates a technology or method allowing the image on the sign face to change, such as rotating panels, LED lights manipulated through digital input, or “digital ink”. A Dynamic Sign does not include a sign whose message or image is changed by physically removing and replacing the sign or its components.
 - “**Sponsor Recognition** – means the recognition of a corporation, person or other entity which has donated money, goods or services to the owner of the land on which the sign is located or which has entered into an agreement to pay money to the owner of the land in exchange for public recognition of the contribution, which recognition may consist of one or more of the following: an expression of thanks, the sponsor's name, brand, logo, tagline, website information or phone numbers.”
2. Delete Section 3.3 (7)(b) and replace with:

“No person shall place a Dynamic sign, flashing signs, revolving beacons, scrolling messages, stationary lights at locations which may, in the opinion of the Development Officer, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the City.”
3. Delete the following sentence from sections 3.4 (6)(b)(vi) and 3.4 (6)(c)(vi):

“Reader Board signs are however permitted.”

4. Delete the term “Reader Board” and replace with “Dynamic Sign” in sub-sections 3.4 (6)(d)(v) and (vi).
5. In sub-section 3.4 (6)(d)(iii), the area “9.2 m²” is deleted and replaced with the area “18.5 m²”.
6. Add new sub-section 3.4 (14) as follows:

“(14) Dynamic Sign Regulations

- (a) No Dynamic Sign may be erected or maintained in any district, whether as part of another sign or not, except as permitted in these Regulations;
- (b) The provisions of subsection 3.4 (14), apply to all Dynamic Signs and notwithstanding section 2.8(1) of this Bylaw, those provisions may not be varied by the Development Authority.
- (c) The Development Authority may, in its discretion, approve a Dynamic Sign as a portion of a permitted Free Standing or Fascia Sign.
- (d) A Dynamic Sign shall not include third party advertising or Sponsor Recognition except when it is located on a site in a PS district which is over 17.0 hectares.
- (e) Messages shall be displayed for a minimum time period of 3 seconds.
- (f) A Dynamic Sign must have an adjustable brightness level, and the level of brightness of a Dynamic Sign shall be to the reasonable satisfaction of the Development Officer.
- (g) Dynamic signs shall not be permitted in Direct Control Districts.

Dynamic Signs shall adhere to the following regulations which may be varied by the Development Authority:

- (h) Dynamic Signs in C2A Commercial (Regional Shopping Centre), C4 Commercial (Major Arterial) and PS (Public Service over 17.0 hectares), I1 Industrial (Business Service) and I2 Industrial (Heavy Industrial) Districts must meet the following requirements:

- (i) not be located within 30.0 m of a residential district, and when site or lot of a proposed dynamic sign location is adjacent to a residential district notification will be sent within a 100.0 m radius of the proposed site;
 - (ii) be limited to one sign per building or site, with the exception of PS sites over 17 ha will be limited to 2 signs provided that one of the signs must be a fascia sign and the other must be a portion of a freestanding sign, and further provided that the two signs must be at least 50.0 m apart;
 - (iii) not be within 150.0 m of an existing dynamic sign on a separate site;
 - (iv) comprise of not more than 25% of the total freestanding or fascia sign area
- 7. Delete section 3.4 (6) (d)(v), replace with the following and adjust corresponding numbering:

“(v) Of the whole area of a sign, the entire area of the Dynamic Sign portion may be used for the announcement of any activities or events on the site on which the sign is located, for third party advertising, accessory tenants within the principal building or for the use of Sponsor Recognition; provided that where Sponsor Recognition is displayed, there must be displayed on the static portion of the sign words to the following effect: “Proudly Recognizing our Donors and Sponsors”;

“(vi) in addition to subsection (v), 50% of the total area of the static portion of a sign, may be used for identification of any accessory tenants within the principal building, for the announcement of any activities or events on the site on which the sign is located, for third party advertising or for the use of sponsor recognition; provided that where sponsor recognition is displayed, there must be displayed on the static portion of the sign words to the following effect: “Proudly Recognizing our Donors and Sponsors”;
- 8. Delete section 3.3 (3)(o) and replace with the following:

“Directional signs when located within the boundaries of a site with an area less than 1.4 m²”
- 9. Delete section 3.3 (3.1)(f) and replaced with the following new sub-section:

“Open House or Show Home signs may be placed on boulevards in or adjacent to residential districts where the sale is taking place, for a period

of up to two hours before and after the period of time when the Open House or Show Home is open;"

10. Section 2.8 is deleted and replaced with the following new section 2.8:
- (1) “Notwithstanding any other provisions of this bylaw, even though a proposed development does not comply the provisions of this bylaw, or is a non-conforming building, the Commission may approve the application unconditionally, refuse the application or approve the application subject to such permanent or temporary conditions as it may deem advisable, if, in the opinion of the Commission, the proposed development would not:
- (a) Unduly interfere with the amenities of the neighbourhood, or
 - (b) Materially interfere with or affect the use, enjoyment or value of neighbouring sites, or
 - (c) Contravene the intent of a statutory plan;
- and provided that the proposed development conforms with the use prescribed for the site that land or building in this bylaw.”
- (1.1) “Subsection 2.8 (1) does not apply to any provisions of this Bylaw which expressly exclude it.”

11. The following heading is inserted after section 3.3(1):

“3.3(2) Sign Regulations”

12. Delete section 3.12 (2)(g) and replaced with the following new sub-section:

“Notwithstanding any other provision of this Bylaw, no billboard signs, and no dynamic signs shall be permitted on lands situated in the major entry areas.”

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 2

BYLAW NO. 3357/EE -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That “Use District Map O18” contained within “Schedule A” of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 20 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of September 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

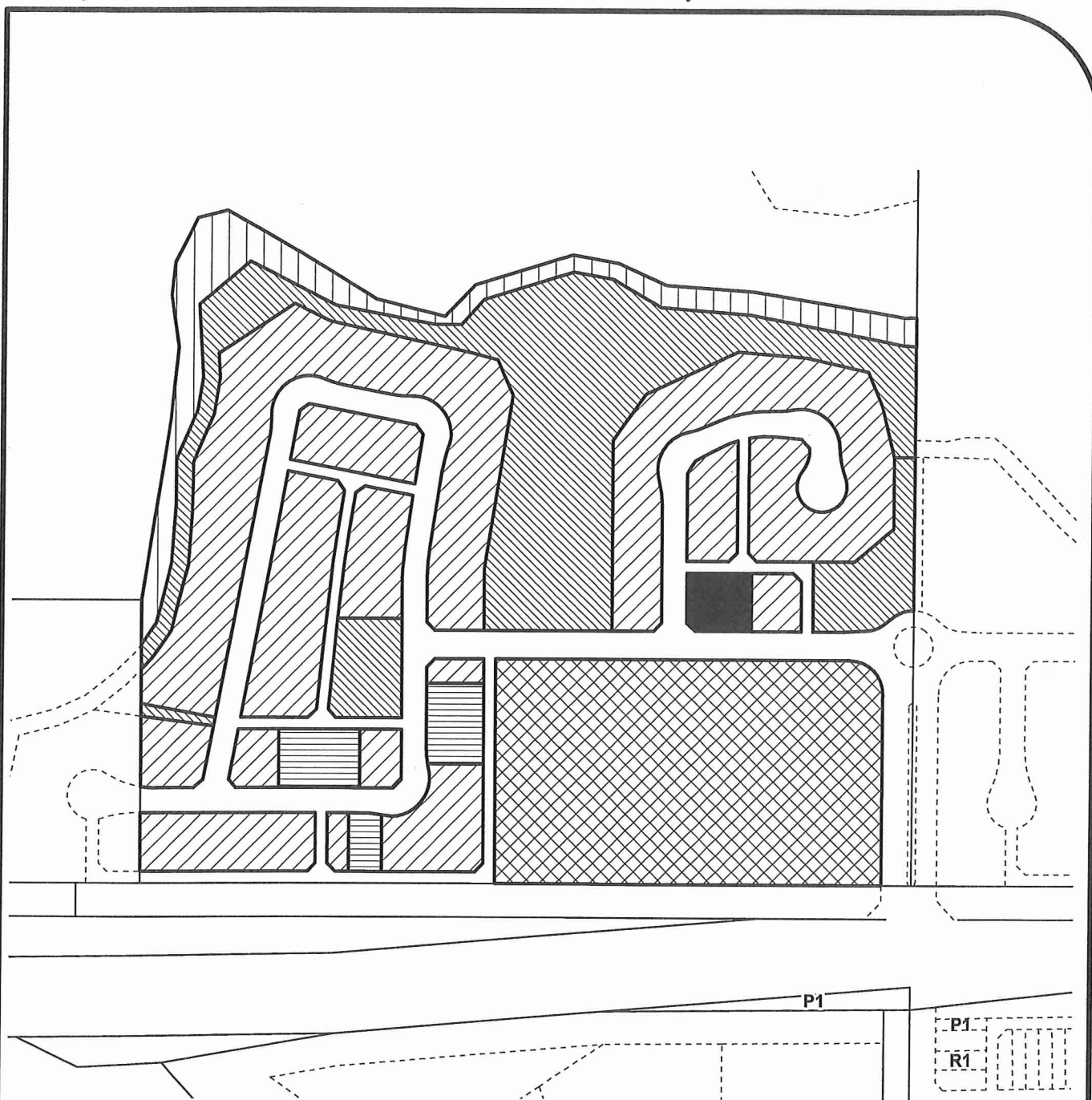
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District

A2 - Environmental Preservation District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

R1A - Residential (Semi Detached Dwelling) District

R2 - Residential (Medium Density) District

Change District from:

A1 to P1

A1 to PS

A1 to R1

A1 to R1A

A1 to R2

P1 to A2

Proposed Amendment

Map: 20/2009

Bylaw: 3357/EE-2009

Bylaws Item No. 3

BYLAW NO. 3357/GG -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That “Use District Map N10” contained within “Schedule A” of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 21 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of September 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District
R1 - Residential (Low Density) District

Change District from:



A1 to R1

Proposed Amendment
Map: 21/2009
Bylaw: 3357/GG-2009

Bylaws Item No. 4**ROAD CLOSURE BYLAW NO. 3437/2009**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1 The following portions of roadway in the City of Red Deer are hereby closed:

PLAN 092____ AREA 'A' CONTAINING 0.136 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'B' CONTAINING 0.039 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'C' CONTAINING 0.011 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'D' CONTAINING 0.019 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'E' CONTAINING 0.023 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

PLAN 092____ AREA 'F' CONTAINING 0.153 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

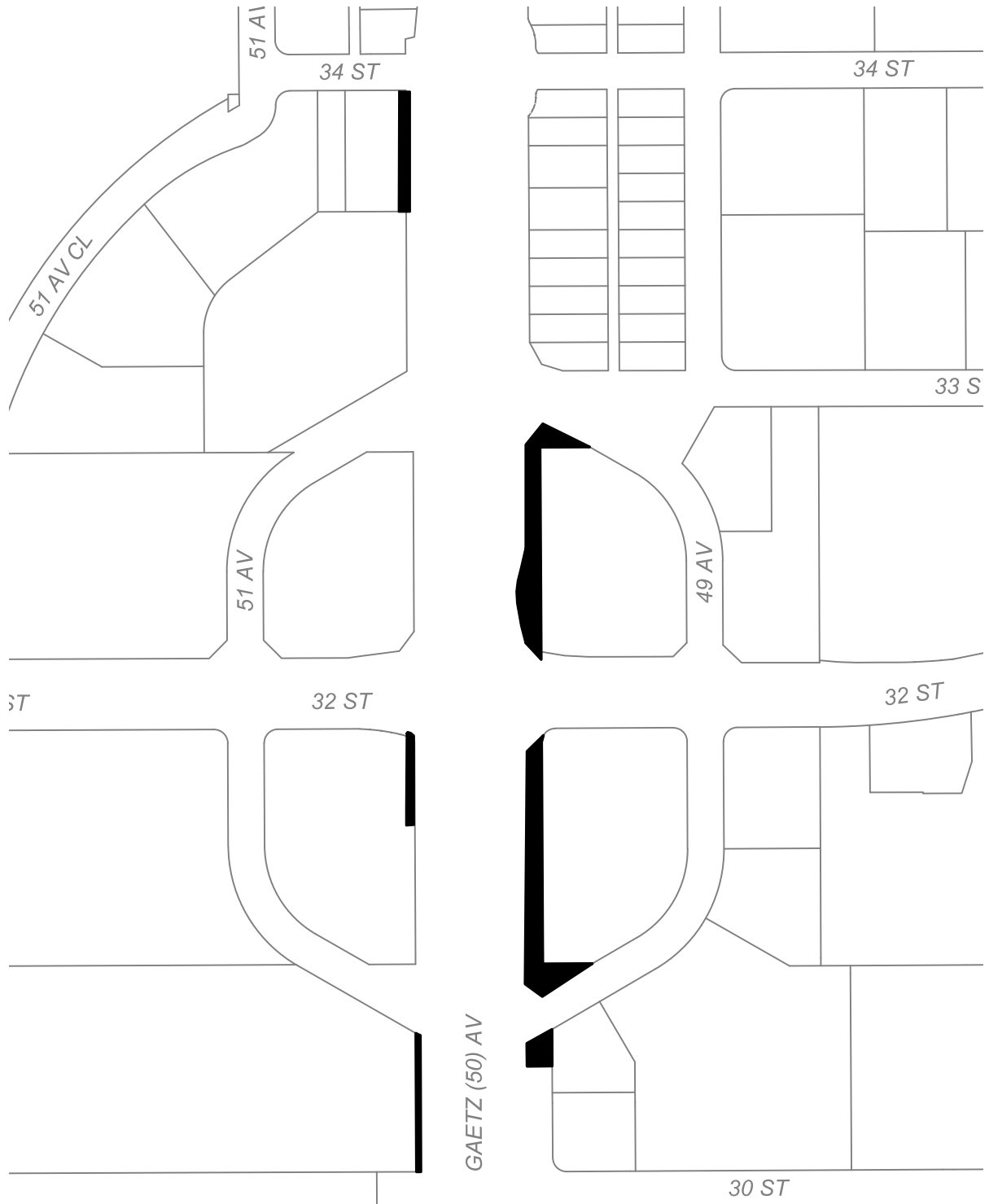
READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK



North
Not to Scale



Road Closure Bylaw:
3437/2009
Map 23/2009